

Vol. No. 3.

Price 50 cents.

KEITH'S ARCHITECTURAL STUDIES



Moderate Cost Homes

Costing \$1200 to \$1600.

BY

WALTER J. KEITH — Architect — MINNEAPOLIS, MINN.

NOTE.—On account of the constant fluctuation in the prices of labor and materials and the general conditions affecting the cost of building in different localities, there have been included in this collection of designs a few costing a little more and a few a little less than the limit; for if prices were higher in any given locality the cost in that locality would be increased, and if lower the reverse would be true.

Keith's Architectural Studies



IN the fall of 1896 I received a request from the art editor of The Ladies' Home Journal asking me to prepare some designs for illustration in that publication with descriptive articles to accompany them.

The first of these articles appeared in the March number of 1897. The tremendous interest which was awakened throughout the country (bringing me a congratulatory letter from the editor of The Ladies' Home Journal), opened my eyes as to the want that existed of practical, artistic and well arranged moderate cost homes, incorporating in them not only the many modern conveniences in which rapid progress has been made of late years, but attractive little features such as ingle-nooks, oriel windows, cozy corners, prettily arranged stairways and many other matters that are not necessarily expensive if properly thought out in detail as a part of the design. Having discovered the demand in this direction, I proceeded to incorporate in a series of designs not only my own ideas regarding homes, but various valuable suggestions which had come to me from my clients from time to time. This collection of studies of moderate cost homes I have gathered together, published and now offer in book form.

The design illustrated at the top of this page is simply an example of these studies. My books contain Colonial houses, both elaborate and simple in their treatment, that can be built from \$1500 upward, simple little cottages suitable for summer occupancy, bungalows, etc., also city homes and small brick houses as narrow as sixteen feet in width. They are as follows:

Vol. 1.	40 Studies of Homes Costing less than \$800.....	\$.50
Vol. 2.	50 " " " \$ 800 to \$1200.....	.50
Vol. 3.	50 " " " 1200 to 1600.....	.50
Vol. 4.	90 " " " 1600 to 2000.....	1.00
Vol. 5.	102 " " " 2000 to 2500.....	1.00
Vol. 6.	85 " " " 2500 to 3000.....	1.00
Vol. 7.	82 " " " 3000 to 4000.....	1.00
Vol. 8.	56 " " " 4000 and upwards.....	1.00
Vol. 9.	50 Studies of Summer Cottages, Bungalows, etc.....	.50
Vol. 10.	25 Studies of Brick and "Combination" Houses.....	.50
Vol. 15.	15 Practical Stables of Moderate Cost.....	.50
Vol. 16.	10 Model Schoolhouses (1 to 6 rooms).....	1.00
Vol. 17.	21 Modern Churches of Moderate Cost.....	2.00

Floor plans, sizes, views, descriptions, costs, etc., in all books.		
"The Building of It"	128-page book, illustrated; enabling you to supervise the erection of your own home; to recognize and remedy faulty work. Language simple, technical terms avoided.....	1.00
"Quarter-Acre Possibilities"	by F. H. NUTTER, Engineer Minneapolis Park Board, and W. J. KEITH, Consulting Architect. 25 plates, showing how to embellish small suburban lots in an economical, artistic and effective manner, with full descriptions and suggestions.....	1.00
Keith's Home-Builder	A magazine illustrating monthly ten of the latest and best examples of Moderate Cost Homes, with exterior views, floor plans, descriptions and practical hints on construction, ventilation, decoration, etc., also Churches, Schools, etc. Costs guaranteed by bona-fide bids. Invaluable to those who contemplate building. All newsstands. Single copy, 10c. Per year.....	1.00

My personal attention reserved for special studies of bright, original, attractive homes, incorporating your own original ideas as the keynote of the design. First and second floor plans, and water-color sketch of exterior, \$1000 to \$5000 houses..... \$5.00
For \$5000 to \$10000 houses or buildings..... 10.00
For \$10000 to \$15000 houses or buildings..... \$15.00, etc.

N. B.—There is no discount on two or more books ordered at once, except as follows, as each is worth much more than the price asked: Vols. 1 to 8 inclusive, \$5.00. Vols. 1 to 10 and 15 to 17 inclusive, \$8.00. Vols. 1 to 10 and 15 to 17 inclusive, also "The Building of It," "Quarter-Acre Possibilities," and "Keith's Home-Builder" for one year, \$10.00.

A few orders can be filled for my large '98 book containing 190 studies of Moderate Cost Homes, costing to build mostly from \$1500 to \$4000. Price \$1.00.

Important.—In ordering please be sure you state plainly just which book or books you wish. Books are sent by mail or express the same day that order is received. Be sure your name and address, with street number are plainly written. Many forget to sign their names or enclose remittance which may account for non-receipt.

Select Your Architect. Don't spend your money to carry out an inferior design when a few artistic touches double in value the appearance of your property. There is a great difference in plans. Saving a few dollars in them may cost you hundreds. A good design may be utterly ruined in its detail. If "botched" it cannot be fixed except at great expense.

W. J. KEITH — Architect
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PROFITABLE REFLECTIONS FOR THE HOME-BUILDER.

By W. J. Keith.

MODERN home building is a subject which interests and concerns nearly all classes of readers. The American people in particular possess the home sentiment, is as evidenced by the number and character of home-like homes throughout the country. Each man's "house his castle is." It is the home wherein he lives and that which contains all that is dearest to him. It should be adapted to the uses and individuality of the owner, and should in a large degree, express his personality.

It is important then, that the impression unconsciously made by your house, should be a real exponent of your taste and character. A broad generous portico, a large inviting entrance hall, a spacious and comfortably furnished living room are indications at once of the hospitable owner, of cheering companionship and abiding friendship of the most substantial character. A unique and dainty little reception room, prettily furnished, certainly indicates that social pleasures and gaiety are not upon the wane in that household. A comfortable library with well filled book shelves, with



Sitting Room of Design No. 85.

its delightful easy chairs and couch, and crackling wood fire upon the broad hearth, certainly show that the tastes of the occupant of that house lie along literary lines, and the chances are you will find him an exceedingly well read, well educated and cultivated gentleman.

I say, then, how important is it that in building a home you are not misrepresented by its design. The design of the plan for a home, that is, the general arrangement of the rooms, is a very simple matter, quickly determined upon according to the length of the purse, and not by any means is it the problem of the house. The problem is arranging and adjusting the rooms into a harmoni-



Ingle-Nook in Sitting Room of Design No. 164.

ous whole with a little oriel here, a comfortable and charming inglenook there, working in a pretty niche for a piece of statuary, jardiniere, palm or something of that sort, providing a comfortable and easy staircase with landings that shall render its climbing less arduous, a little touch of ornamentation here and there, such as coved or beamed ceiling, column or screen effects, etc., obtaining satisfactory means of communication from kitchen to front door without passing through any of the other rooms, and the convenient arrangement of kitchen furniture, together with many other matters, the last but not the least of which is to obtain the attractive exterior treatment. These rather, are the problems of successful home building.

These various features, conveniences, etc., a few only of which have been mentioned, can with proper study be incorporated into the plans of a house at very little, if any, additional expense, provided that simple treatment and detail be used.

It is easy indeed to spend money by carving the panels of a wainscot or the head of a newel, and sometimes this is very appropriate and effective; but this does not necessarily mean that just as attractive effects cannot be obtained by simple and inexpensive treatment. Indeed, I have found that my designs which have created the greatest interest have been those where the effect was obtained by the very simplest possible treatment. The carrying out of a design in its detail largely determines its success. Many times a good design is ruined in its execution from improper detail, whereas, on the other hand, it may be made a distinct success and as a general rule, the originator of a design is the only person competent to successfully dictate its elaboration in detail.

RELATION OF THE ARCHITECT TO THE BUILDER.

By Walter J. Keith.

IN considering the relation of the builder to the architect of today it is with no lack of appreciation of the skill and ability which has made the master builder the most trusted and powerful auxiliary of the architect. It is upon him and his fellow workmen that the architect relies for the true and masterly execution of his designs.

But the friendly relations which once existed between the architect and the master builder, in some localities, is now year by year becoming less and less recognized, in the disposition which is shown by some classes of clients to place their interests directly in the hands of the craftsman. However well known may be his integrity and ability, he cannot in the nature of things satisfactorily accomplish both the conception and the execution of a design. An able writer has said, "there are in every fine building, three leading points: its execution, its magnificence and its conception. The glory of the first is due to the builder, of the second to the owner and of the third to the architect."

It must never be forgotten that the quality which distinguishes the architect from the engineer or builder, is the artistic, and that it is born, not made. One must have it or he cannot design, as one must have an ear for music or he cannot compose. As well expect the leader of an orchestra who, with his magic

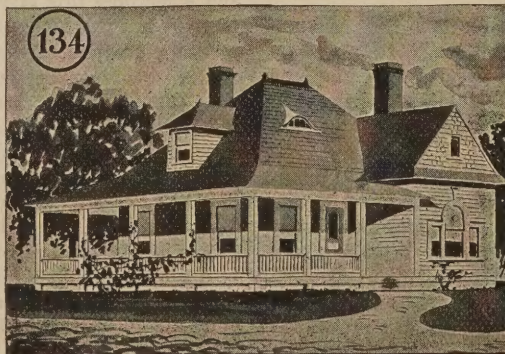


baton, brings out from the hundred diverse instruments under his control the glories of Wagner's Tannhauser, to compose that weird and wonderful music. It is true that all composers are not Wagners, and that there are grades of composition, just as in architecture there are different orders and classes of design, but in each case the artistic quality must exist. It may seem absurd to class a stable or a simple cottage as a work of art, but it may become so if treated by an architect who adapts it to its uses and surroundings. There is a proper way and a right way to classify and bring material together. To achieve harmonious results there must be harmony of material, or color, and of design. They do not fly together by chance. They come

together because they are all studied and looked after by the one whose training and experience give him the ability to discriminate between the good and the bad, the suitable and the unsuitable.

The architect must have the ability to compose the design so as to best answer the wants of

the building, its occupants and their surroundings; and to make the most artistic as well as economical use of materials. Can a builder neglect his business to study out all this? Has he the training and the knowledge of architectural principles that are indispensable to the task? He is too busy erecting houses



or other structures if he is a successful builder, and if an unsuccessful one, do you want his spare time?

Those who actually erected the Brooklyn Bridge had no part in the conception of that great and stupendous undertaking. The man who



makes the engraving from a painting is utterly unable to conceive the subject of that picture and to give it expression in color and form. It is the artistic idea which makes the picture live. So it is with architecture, and the man who follows the drawings of him who has conceived the design and who works out its lines and proportions in the details of construction given him by the architect so that the completed building may possess its intended and proper expression, is the man who is following his true vocation. When he steps over into another sphere and assumes to design and afterwards execute, it is a mistake, and likely to prove detrimental both to his interest and the owner's, for his talents lie along constructive lines, and the practical working organization of the building business. It is true that he may produce a house or what passes for a house, but it will not be the home it might have been, had it been thought out in all its possibilities, both artistic and economical, by the artist trained to such service. It is also true that the owner may be unconscious of his loss. So is the uncritical and unsophisticated provincial satisfied with the wrap or gown built up for her by an inferior dressmaker. But does that give it the good style and appearance it might have had, for the same money, had it been planned by some one who knew?

Or perhaps the prospective owner has seen a house he likes and proposed to his builder to duplicate that house. We will pass the unfairness which appropriates the labor of another without paying for it—but does he get his copy? Nay, verily, for in a hundred details, the details that go to make a successful house, he will be disappointed. Moreover the builder, no matter how honest and

just he may be, is human and is undeniably, though perhaps unconsciously, influenced by the money consideration he is to receive for his work; and he will persuade himself that a certain thing is "just as good" or will answer just as well, whether it be really so or not, if it saves him something in time or money. No matter how good and honest a man your builder may be, the fact remains that far better results can be accomplished where he does not attempt to design the building he is to construct himself. In the first place, he cannot do it with the same degree of success as the man whose entire time is given to this especial study. In the second place, his judgment and recommendations are liable to be warped and biased by money considerations; and if he has the slightest vein of dishonesty in him, or even a mistaken opinion as to the best methods of construction and design, it will certainly become a matter of

far more importance to the owner than the expenditure involved in plans and specifications from a first-class architect.

These reflections are not intended to advance the special interests, business or reputation of any individual. But, if possible, to place the matter under the search light of fact, in the hope that the intelligent contractor, and the home-builder who desires the best expenditure

of his building funds, may recognize the cause which makes for their mutual advantage.

Those who have appreciated the service that the architect has rendered are now living in homes which cost no more to build, contain no more lumber, plaster or other materials than others which do not possess that indescribable something called art which makes the homes that possess it "veritable joys forever." While the true architect glories in this recognition of his service, he never questions that his own just reward is due as much to his co-laborer—the skilled master builder—as to himself.

"Milan Cathedral, the product of one mind, though many workmen helped to rear its marble walls and pinnacles."

The ideal cottage home requires more skill and study in proportion to its cost than does the grand cathedral.



General Information Regarding Costs.

THE guaranteed costs of each design illustrated, at the time of publication, are stated in connection with each. They represent the proposal of a well known and reliable contractor of Minneapolis, who agrees to erect in that city any of the designs complete for the figures given, according to the working drawings, details and specifications. This proposal to erect any design complete means the house proper complete. It does not include the decoration (papering and frescoing), a kitchen range, gas fixtures, sodding the grounds, laying the walks, inside or outside blinds, storm sash or wire screens, as these items in many cases are not required.

In all designs where a full basement is contemplated the proposal includes a cemented floor and finishing the principal rooms of the first floor in hardwood, either oak or birch. In case other than pine, poplar or some inexpensive finish is contemplated for the houses of small cost, say less than \$1000, and not having full basements, it will be so noted in description accompanying the design.

In all designs costing less than \$1000, except the little cottages for summer occupancy only, where German or drop siding is used; the exterior walls are to be sheathed on the outside, papered and sided or shingled, and for the better class of houses back plastering is included.

In designs costing less than \$1000, under, or lining floors are figured for the first floor only.

The proposal includes the plumbing and gas fitting for the fixtures shown on plans, and in houses costing \$1500 and upward, generally a set

of composition stone laundry trays is also included. Unless otherwise specifically noted in the description, there is included the heating and ventilating of the house by means of a hot air furnace in such designs as are provided with a full basement. Where no height of basement is given, a small cellar only is intended. In case steam or hot water heat is desired, this can readily be arranged. Steam will increase the cost by nearly double and hot water by more than double what the cost of hot air would be. Cisterns are not included and cost from \$25 to \$60, if desired.

The height of stories given are the distances between the joist.

The following table quotes the prices of labor, and materials used by the contractor in making out his proposal to erect these designs. This table will be found useful in ascertaining, by comparison, the cost in other localities:

Excavating, per cubic yard.....	\$.10
Rubble Stone Work, per perch (16½ cubic feet).....	1.60
Brick laid in Wall, per 1000.....	9.00
Lathing and Plastering, per yard, two coats.....	.14
Dimension Lumber, per 1000, No. 2.....	11.00
Flooring (No. 2 D. & M. Fencing).....	12.00
Sheathing Boards (6-inch D. & M. No. 3).....	10.00
Shingles, *A*.....	2.25
Siding, "C".....	17.00
Finish Lumber.....	\$20.00 to 30.00
Tin Work, per square.....	6.00
Carpenters, per day.....	2.25
Masons, per day.....	3.00
Common Labor, per day.....	1.50

NOTE.—On account of the constant fluctuation in the prices of labor and materials and the general conditions affecting the cost of building in different localities, there have been included in this collection of designs a few costing a little less and a few a little more than the limit; for if prices were higher in any given locality the cost in that locality would be increased, and if lower the reverse would be true.

Apples of Gold in Flagons of Silver

Is what Solomon called "words fitly spoken."

Is it too much to say of truths which vitally concern one about to build a home?

The Modern Home of Moderate Cost is one of the most difficult problems which confront the architect of today, since he must produce for a modest expenditure, a design which will embody the numberless comforts and conveniences heretofore only dreamed of by the rich. This result can only be achieved by long study and through a natural genius in construction and design.

Because You are to Build a Modest Home do not make the mistake of dispensing with plans and specifications. It will surely cost you more money in the end and you will have very unsatisfactory results. It is of more consequence to the builder of a cottage home that it should be economically constructed than to the builder of a \$10,000 mansion. The difference between a good floor plan and a poor one may make the difference of several tons of coal in the winter's fuel, a saving of many steps for the busy housewife and a lessening of the work of housekeeping. A kitchen may be so planned that all the labor-saving conveniences and helps to the housekeeper are possible, or impossible.

Part of an Architect's Business is to make housekeeping easy and economical. Beauty is also important. Nothing attracts more than an artistic house. It costs no more money than an ugly one. It is the **thought** that is put into the construction that saves the money. It is the knowledge of design that enables the architect to form a simple, yet refined detail. A cozy ingle-nook, a dainty oriel window, render a home doubly attractive, and should you wish to dispose of your property, a practical and attractive design will frequently double its value.

Years of Special Study along these lines have enabled me to economically plan and artistically design moderate cost homes, and **so recognized by the public.** I make special effort to interpret and render practical the original ideas of my clients, expressing their individuality and giving to it the artistic touch, believing that when the client and architect are in accord the results are noble and true. Will it not be much more satisfactory to you to feel when your home is completed that the "details" as well as the "motif" are correct?

PRICES OF PLANS AND SPECIFICATIONS.

COMPLETE working drawings, details and specifications and blank "Builder's Contract" and "Bond" ready for execution will be sent to any address on receipt of money or express order, bank draft or certified check, as per schedule below:

For homes costing complete less than \$800..	\$ 5.00
From \$ 800 up to \$ 1200.....	8.00
From 1200 up to 1600.....	10.00
From 1600 up to 2000.....	15.00
From 2000 up to 2500.....	20.00
From 2500 up to 3000.....	25.00
From 3000 up to 4000.....	30.00
From 4000 up to 5000.....	40.00
From 5000 up to 7000.....	50.00
From 7000 up to 10000.....	60.00
\$10000 and upward.....	75.00

Working Drawings Mean Elevations of all four sides; drawn to a quarter-inch scale, giving all glass sizes, roof construction, down spouts, window finish, cornice work, porches and all other exterior finish, making complete working drawings of the exterior.

Floor Plans; drawn to a quarter-inch scale, giving an accurate arrangement and location of all interior features, construction of chimney, all necessary working dimensions in feet and inches, location of hot air and ventilation pipes, registers, gas pipes, plumbing fixtures, soil pipe, clothes chutes, stairways, swing and size of doors, etc., making complete working drawings of the interior.

Details; drawn to a large scale, showing construction of the stairway, doors, china buffet, butler's pantry fittings, book cases, arches, mantels, ornamental cornices, panel work, and also in detail the construction and framing of the house proper and all special features of porches, balcony dormers, cornice, gables, window boxes, etc., etc., varying in each case but covering every point not practical to plainly show in the elevations and plans.

Specifications, etc., in duplicate, protecting the owner against loss and damage, providing for adjustment of all matters liable to dispute, a technical description of all work, stipulating the manner in which it shall be done, the materials used, etc., and covering every point not embraced in the drawings, also a blank form of "Builder's Contract and Bond" ready for execution, and my recommendation of a scheme of color for painting the house, if requested.

READ THE ABOVE CAREFULLY.

Can you say they will not save you in money and peace of mind many times their cost?

A competent builder will not touch a contract without being provided with complete plans and specifications. He does not care to risk his reputation for honesty and fair dealing by so doing. He knows it is for his interests as well as the owner's and desires the best results possible from a practical as well as artistic point of view.

ALTERATIONS.

Alterations desired will be prepared at the actual cost of labor and materials necessary in order to make them. Slight alterations can generally be provided for without any extra expense.

DUPLICATE SETS OF PLANS

If ordered with originals, will be sent on receipt of one-half the price of the plans, in addition.

BILL OF MATERIALS

I prefer not to furnish, as no two crews of men will use the same amount of material, some being wasteful and others economical, but if desired, I will furnish same for one-third of the cost of the plans and specifications in addition.

PLANS ON APPROVAL, PENDING BIDS.

Complete plans and specifications for any of my regular designs will be sent to any address upon receipt of price. If, upon bids being obtained, you find the amount to be greater than you wish to expend, the same can be returned, if in good order, and complete working drawings, specifications, etc., of any other lower cost design you may select will be forwarded in lieu thereof.

My clients are thus enabled to select the house they would like, and then if the cost is too great in their locality, they may select another design suitable to the amount they desire to expend, without being put to any additional expense thereby for plans and specifications.

I cannot be responsible in any other than the above manner for the selection of a design that is sure to cost more in any given locality than in Minneapolis on account of labor and materials being higher.

I guarantee the designs can be built in this city for the amounts stated, and quote you the prices of materials which is all I can do.

I place at your disposal the selection of your house from hundreds of designs, and if you do not meet the amount you wish to expend the first time on account of prevailing prices, or on account of special features or conveniences you wish embodied in the same, it costs you nothing to try again.

No exchange will be made upon special work performed in accordance with instructions, or where changes are made in the plans to meet individual requirements, without additional compensation.

FINALLY.

I am positive you cannot find designs equal in appearance and of as compact and unique arrangement, that can be built in any locality for as little money as these, for I have given economical construction my special study.

I do not use expensive and elaborate detail that runs up the cost of a building to an excessive figure. I maintain that the very best and thoroughly artistic effects may be obtained with comparatively simple treatment, and this I try to accomplish in my designs.

I have hundreds of **voluntary** letters of recommendation in my office files and they are coming every day. I will only quote one which came in while I was preparing this copy for the printer. It is not more than a fair example of scores of others and was entirely **voluntary**. If you doubt it Mr. Martin will probably be glad to substantiate my statement, but if you write him I must ask you to enclose a stamped and self-addressed envelope for the reply. The letter is as follows:

"We are now living in our new house erected by men who had as their guide your plans and specifications. The material selected by you proved a source of pleasure for the workmen—so attached did they become to the house that it was with reluctance they quit work. It is "a thing of beauty" for those who look upon it and a joy for its occupants. When one invests in your judgment, plans and specifications, before building, he divests himself of disappointments and discouragements usually contracted in an effort to build a home. Were we to build tomorrow you would be selected as our architect.

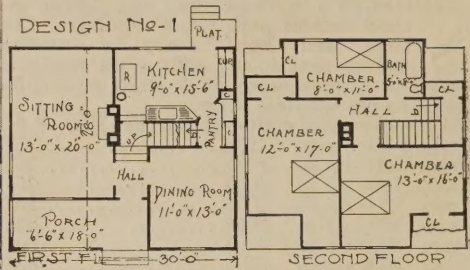
Respectfully,

O. E. MARTIN,

Wakefield, Neb.

Attorney at Law.

Distance does not make difficult the rendering of architectural service. I have hundreds of well pleased clients in all sections of the United States. Try it with an inquiry and see.



Design No. 1.

The main and perhaps the most attractive feature of this plan is the unusually fine large sitting room with its open fire and pleasant outlook. If desired the rear portion could be partitioned off for a bedroom, for such event it might be well to increase the depth of house a foot or so.

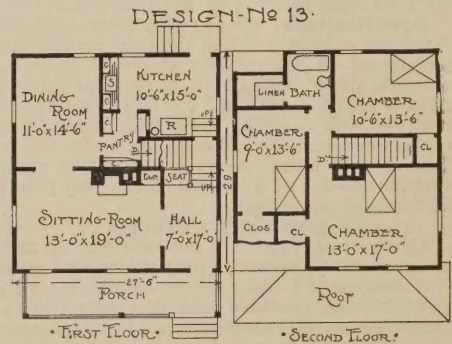
The kitchen is of good size and so located that the main chimney serves it. It has a roomy cupboard at one end with a place for pots, kettles, etc., and the sink is convenient to the pantry.

Directly in front, as the hall is entered, is the stairway, rising three steps to a landing and then

turning to the right. Much space and expense is here saved by combining the front and back stairs from the first landing, as shown on the plan; entrance to the kitchen being had from a door on this first landing.

Examination of this design will show a most convenient, compact and economical arrangement of rooms, with no space wasted and yet a most charming and generous sized interior effect is obtained. Finish pine or poplar.

Cost, \$1350. Width, 30 feet. Depth, 27 feet. Height of basement, 7 feet. First Story, 9 feet 6 inches. Second Story, 8 feet 6 inches. Lowest height Second Story, 6 feet.



Design No. 13.

In this design we have a somewhat larger house with every facility of arrangement and convenience shown in the preceding design and more.

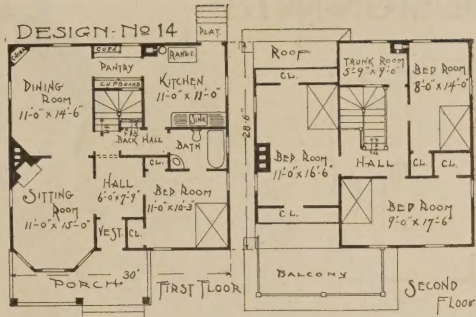
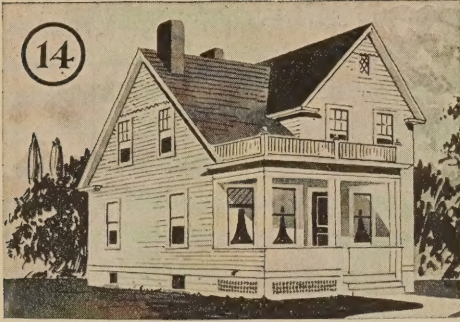
There is a basement with cemented floor under the entire house, so that the house can be heated by a furnace if desired. The sitting room is larger and has the luxury of an open fire.

The dining room is of good size and communicates with the kitchen through a very nice pantry.

It is generally an advantage much appreciated by the housewife to have a family bedroom of good

size, and in this design her wants in this respect are fully provided for, as the room is ample to take a child's bed in addition to the regular furniture. The bathroom is amply large for the fixtures it accommodates, and from it opens a good sized linen closet, utilizing the space under the slope of the roof, as the space on the other side is utilized for closets. Finish, pine or poplar.

Cost, \$1350. Width, 27 feet 6 inches. Depth, 29 feet. Height of Basement, 7 feet 6 inches. First Story, 9 feet 3 inches. Second Story, 8 feet 3 inches.



Design No. 14.

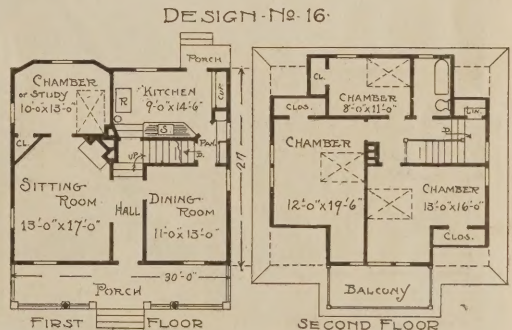
Design No. 14 not only shows a most attractive exterior, but is a plan adapted to almost any requirement of the average family. It contains seven good-sized rooms, besides bath, pantry and trunk room.

As will be seen from the plans, a bedroom with two closets is provided on the ground floor. This room also has a private entrance to the bathroom. The stairway and entrance to the back hall, which gives access to the kitchen, cellar and bathroom, is designed to screen off by a curtain or rope screen of some sort, where the dotted lines are shown on the plans, which will not only give a

pretty effect in the hall, but add a little privacy where it would be desired to have it, though, of course, not absolutely necessary. The stair and upper hall would be amply lighted by ground glass windows in the partition directly opposite the pantry and trunk room window.

Should any one not desire a bath and bedroom on the ground floor the space thus occupied could readily and to excellent advantage be utilized for a library. Finish, pine or poplar.

Cost, \$1575. Width, 32 feet. Depth, 23 feet 6 inches. Height of Basement, 7 feet. First Story, 9 feet 6 inches. Second Story, 8 feet 6 inches. Lowest height Second Floor, 6 feet.



Design No. 16.

This design is a most popular one, as the exterior is very pleasing, and there is more room than almost any other plan that can be built for the same amount of money.

In a small house it is useless to devote any more of the valuable floor space for the purposes of a hall than is absolutely necessary, the room being much more valuable in the living apartments of the house.

In this design the sitting room is of good size, has an open fire and connects with a room in the

rear of same, which can be used as a bedroom or a study, as preferred. The dining room in this case is in the front of the house, a location which is rapidly growing in favor and has many advantages. A combination stairway virtually provides for both front and rear staircase, and on the second floor there will be found three very nice bedrooms with good closets, a bathroom and a linen closet. Finish, pine or poplar.

Cost, \$1625. Width, 30 feet. Depth, 27 feet. Height of Basement, 7 feet. First Story, 9 feet 6 inches. Second Story, 8 feet 6 inches. Lowest height Second Story, 6 feet.



Design No. 18.

A modern complete home, containing the luxuries of a furnace and full set of plumbing. Everything about this design is simple. That is what makes it a pleasing and popular house. It is also the reason why it can be built for so small a sum of money, the cost including the heating, plumbing and hardwood floor in the hall, kitchen and bath, also painting.

The large sitting room could be made still more home-like by the addition of a fire-place, which could be done at an extra expense of \$30 or \$35, and I know of no wiser expenditure.

One of the desirable features is the direct communication from the kitchen to the front door without passing through any rooms, which is not always possible in a house designed for as narrow lot as this. The house is but 23½ feet in width, and is admirably adapted to a 30-foot lot.

Were strict economy necessary the cost could be reduced to less than \$1000 by the omission of the plumbing, heating and full basement. All rooms are full height. Finish, cypress, pine or poplar.

Cost, \$1395. Width, 23 feet 6 inches. Depth, 32 feet. Height of Basement, 7 feet. First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches.



Design No. 36.

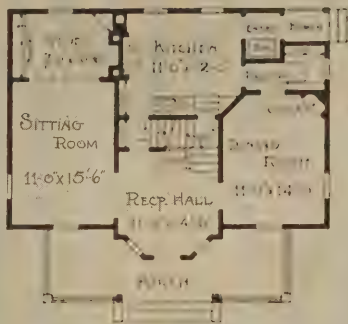
For such a sum it seems as if the very greatest possible amount of room, at the same time a very attractive exterior, is obtained in this plan.

Not only are the rooms of larger size than usual in a house of this cost, but a bath room is provided and the plan is most admirably adapted, with a few modifications, to the requirements of almost any family.

The design has been especially prepared with this in view. For instance, if it were not desired to use the kitchen, which is very large, for a living room, a regular parlor, such as is usually provided in houses of greater cost, could be placed

between it and the adjoining room, which would make a most attractive dining room, and joined as it is to the parlor in front by a wide opening, prettily draped with hangings of some sort, would make the living portion of the house very pleasant indeed. Then, too, at a small additional expense, an open fire could be put in the parlor, as the chimney is adjacent, and a very cozy interior obtained. A full basement is provided. Finish, pine or poplar.

Cost, \$1150. Width, 22 feet 6 inches. Depth, 29 feet 6 inches. Height of First Story, 9 feet. Second Story, 8 feet. Lowest height Second Story, 5 feet 6 inches.



FIRST FLOOR



SECOND FLOOR

Design No. 73.

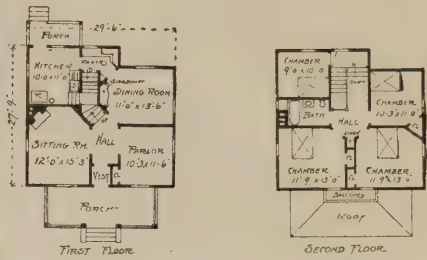
A convenient and pleasantly arranged house need not necessarily be large and expensive. The reception hall is so located as to provide for all necessities in this direction, and, with the partially-screened staircase and seat directly in front, and the sitting room and dining room opening at either hand, a spacious and pleasing effect is obtained.

Through the curtained archway is reached the sitting room, which, together with the "study," is some twenty-three feet in length—none too large, however, for this, the living part of the house.

Across the end of the study, opposite the fireplace, is a broad, low book-case, and in the opposite corner a little cabinet, thus making a cozy little nook for the papers, magazines, etc., which accumulate so fast, are always wanted close at hand, and yet, if piled up on the library table, keep it in constant disorder.

Ample storage space is found in the attic, while in the basement are accommodations for furnace, laundry, etc. Finish, pine or poplar.

Cost, \$1700. Width, 35 feet. Depth, 24 feet. Height of Basement, 7 feet 6 inches. First Story, 9 feet 3 inches. Second Story, 8 feet 3 inches.



Design No. 107.

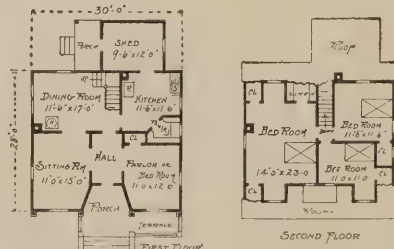
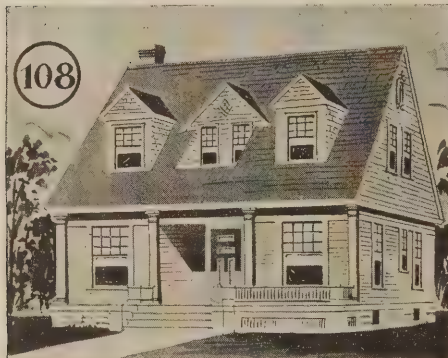
This design I consider one of my best. The appearance in execution is very fine and the plan provides for the requisite number of rooms, all pleasantly situated, that are usually deemed necessary for the average family. A full basement with cement floor is provided, as in all designs, costing over \$1000.

The combination stairway is especially economical of space. The sitting room has an open fire, and the dining room, with its built-in buffet, would make a very pleasing interior. There are four nice bedrooms, and the bathroom is most

conveniently located. If bath was not desired, the rear room could be enlarged. An enlargement of this design will be found in No. 251, published in the February, '99, KEITH'S HOME-BUILDER.

Oak finish is included in the cost for the following room, study, hall and vestibule, sitting room and dining room. Hardwood floors in these rooms would cost \$60 additional. Finish, first story and pine. Second story, pine or poplar.

Cost, \$1700. Width, 29 feet 6 inches. Depth, 27 feet 9 inches. Height of Basement, 7 feet 6 inches. First Story, 9 feet 4 inches. Second Story, 8 feet 4 inches. Lowest height in Second Story, 4 feet 8 inches.



Design No. 108.

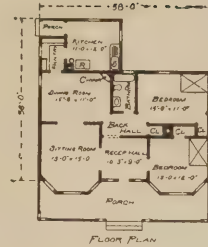
This design has been built in a Dakota town within the estimated cost, and gives splendid satisfaction. It is a practical and convenient little home, and would be found to be an exceedingly pleasant one to live in.

The stair in the end of the living room would be a very attractive feature, and, having it thus placed, enabled me to make a very pretty little reception hall in front and does much to save space in the second floor arrangement. In addition, it has a shed which is very convenient for the

storage of fuel, wheels, etc. There is no cellar, though one might be reached under the main stairway. A small cellar would be an extra expense of \$40, while if a full basement were required, the expense would be about \$225. The pantry is unusually large and has flour bins, drawers, etc.

The outside finish is of shingles, though siding would look just as well if it were desired. Finish, cypress or pine.

Cost, \$1100. Width, 30 feet. Depth, 28 feet. Small Cellar. Height of First Story, 9 feet 4 inches. Second Story, 8 feet 3 inches. Lowest height Second Story, 5 feet.



Design No. 113.

A complete modern home, with everything on the ground floor, is the subject of this sketch. The reception hall, separated from the back hall by a screen, will give a very pleasant impression upon entrance. The sitting room, opening from this hall and being connected with the dining room by a wide opening, will make most comfortable living apartments.

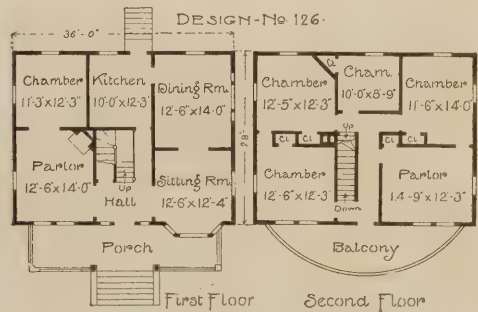
A scuttle to the attic gives storage space. Of course it would be an easy matter, at a slight additional expense to raise the roof some, put in a stairway and some dormer windows, and thus

obtain some good rooms on the second floor. The finish would be of hemlock or pine.

The bathroom is especially well located, as the door to it opens into a hallway of its own, and is thus accessible from all parts of the house without passing through any other rooms. A pretty little china closet is provided in the dining room.

If the sheathing, plastering, plumbing, etc., were omitted, and the house set on brick piers, the cost would be reduced to \$750.

Cost, \$1200. Width, 38 feet 6 inches. Depth 36 feet. Height of First Floor 9 feet 6 inches.



Design No. 126.

In design No. 126 we have No. 93 remodeled into a summer cottage. This has been a most popular design among my houses of moderate cost and the original motif for the design is my \$2000 model that was published in the March, '97, "Ladies' Home Journal."

A summer cottage should have ample sleeping accommodations and they are provided in this plan.

Upon entering the hall, the stairway is directly in front with the parlor and sitting room

on either side, which with large cased openings to the rooms give a most pleasing effect.

There is plenty of room in the attic where a couple of chambers could be finished off if desired. A kitchen and pantry could be built on the rear and another room obtained.

The cost includes light brick and post foundation. The interior finish is of dressed lumber. A full basement could be readily arranged.

Cost, \$1400. Width, 36 feet. Depth, 28 feet. Height of First Story, 9 feet 6 inches. Second Story, 8 feet 4 inches.



DESIGN NO.

127



Design No. 127.

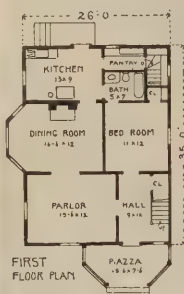
Few designs give so much for the money as this does. Eight rooms, hall, bath and full basement with furnace for \$1550. The staircase is very pretty and a large coat closet is provided under it. The chamber on the ground floor will be found a great convenience and very desirable if there is an invalid to care for.

The parlor which is 11 x 14½ feet in size has an open fire, and having an east or south facing will be a most pleasant room. The dining room contains a pretty sideboard which has below the

ledge drawers for silverware and linen, also a cupboard, while above the ledge are shelves for choice china. A place is also provided for the water pitcher.

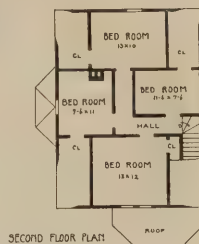
On the second floor are four good sized bedrooms with ample closet space. Finish, cypress, pine or poplar painted. There is also a fair sized pantry with shelves, drawer, etc.

Cost, \$1550. Width, 24 feet. Depth, 40 feet 6 inches. Height of Basement, 7 feet 6 inches. First Story, 9 feet 7 inches. Second Story, 8 feet 3 inches. Lowest height Second



DESIGN NO.

130



Design No. 130.

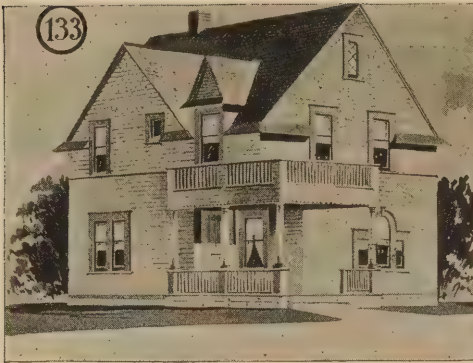
This is quite a large house and very simple treatment is necessary to insure its erection at the cost given. Notice the size of the rooms. The parlor and dining rooms are connected by a cased opening which opens up the room very well and one gets a pretty view from the parlor into the dining room with its open fire.

The bathroom off the kitchen has a door to the bedroom. The occupants of this bedroom will find it very convenient, as it serves practi-

cally as a private bath, while it is equally accessible for the others through the kitchen.

The exterior is of siding. The walls are first sheathed, then papered and finished with siding or shingles, whichever is desired. Double floors and a small cellar is provided. The finish is of cypress, pine or poplar.

Cost, \$1300. Width, 26 feet. Depth, 36 feet. Small Cellar. Height of First Story, 9 feet 3 inches. Second Story, 8 feet 3 inches. Lowest height Second Story, 5 feet 6 inches.



DESIGN NO.

133



Design No. 133.

This design would be equally well adapted to town or country, and would be found a pleasing and practical house. The parlor, which is unusually large, would, with the addition of a fireplace, be found a very attractive room.

On the second floor are four good sized bedrooms and a bathroom. If the bathroom were not required, the space could be thrown into the bedrooms next the bathroom, thus enlarging

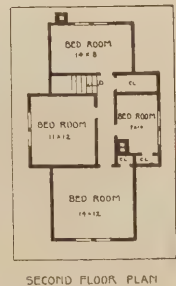
them. The omission of the bathroom would reduce the cost to \$950. A small cellar only is provided. The outside finish is of siding for the first story and shingles for the second. Finish, cypress or pine.

Cost, \$1100. Width, 23 feet 6 inches. Depth, 30 feet. Small Cellar. Height of First Story, 9 feet 3 inches. Second Story, 8 feet 3 inches. Lowest height Second Story, 5 feet 3 inches.



DESIGN NO.

138



Design No. 138.

A design, as the plans show, where a large number of chambers are required. Although only a small cellar is provided, the manner of planning a full basement would be simple and the additional cost for same would amount to about \$200. The exterior of this house is very neat and attractive. The outside walls are first sheathed, papered and finished on the first story with siding, and on the second story shingles are used, though siding could be substituted if desired.

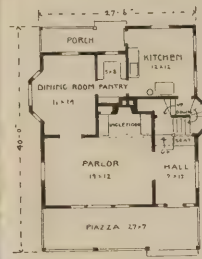
Several color schemes might be used to good effect. One would be a moss green stain for the roof, a straw yellow for the first story and a

burnt sunna in the gables with white trimming.

This design might be built two full stories in height with very good results. The bathroom is most conveniently located. Access to same may be had from either kitchen or bedroom.

A complete modern home for \$1350 is the subject of this design. Upon entering the hall we have in front of us the pretty staircase ascending to the second floor. At one side is a seat with a screen above. This makes a very pretty hall indeed. Finish, cypress or pine.

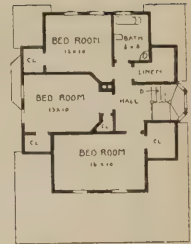
Cost, \$1550. Width, 27 feet. Depth, 43 feet. Height of First Story, 10 feet. Second Story, 8 feet. Lowest height in Second Story, 6 feet 8 inches.



FIRST FLOOR PLAN

DESIGN NO.

139



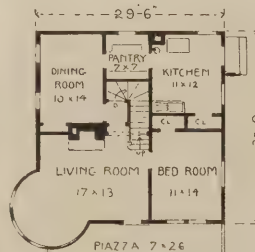
SECOND FLOOR PLAN

Design No. 139.

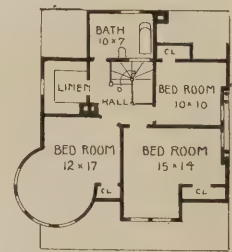
Direct access to the kitchen is gained by going up the three steps to the stair landing and then down to the front hall. The dining room has a very tastily designed sideboard which extends entirely across one end of the room. Sliding doors could be easily arranged between the dining room and living room and would increase the cost about \$30. Cutting down the window underneath the stairway would secure an outside cellar entrance by making a slight change in the cellar stairway. This would be a most desirable feature for the carrying out of ashes, etc. Direct passage way is gained from the kitchen to

the dining room by passing through the pantry which is of unusual size and complete in every respect. The house contains complete plumbing fixtures, is piped for gas and heated by hot air. The exterior treatment of this is exceedingly good, while simple and inexpensive, it is neat and tasty. For the interior see sketch No. 44. The estimate includes hardwood floors in the hall and kitchen. The finish would be of pine or poplar painted. Finish, cypress or pine.

Cost, \$1350. Width, 27 feet 9 inches. Depth, 32 feet 4 inches. Height of Basement, 6 feet 8 inches. First Story, 9 feet 5 inches. Second Story, 8 feet 4 inches. Lowest height Second Story 5 feet 8 inches.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Design No. 140.

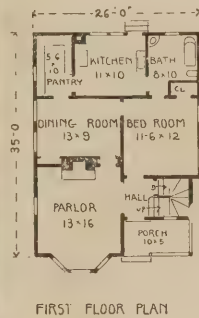
This design to me is one of the most attractive in this series of low cost homes. The exterior is most pleasing, the large front porch very inviting, while the round tower gives the house a character of its own.

Large living rooms are coming more and more into favor. As it is the room most used it ought to be made a special object of attention, and those things that give it the home-like appearance should be incorporated. The fireplace with the rounding bay will make a delightful room, and the staircase which has an arch over it will be found a pretty feature.

Many people prefer the dining room on the front, and if this were the case, the dining and bedroom could easily change places and a passage way cut through from the kitchen, or rooms could be made larger by the omission of the two closets.

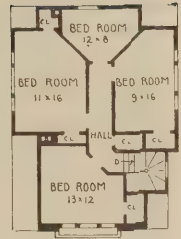
On the second floor are three good sized chambers beside bath and linen rooms, the latter having shelves extending all around. A small cellar only is included in the cost. Finish is of cypress or pine. Outside is finished with siding on the first story and shingles on the second.

Cost, \$1435. Width, 29 feet. Depth, 30 feet. Height of Basement, 7 feet 6 inches. First Story, 9 feet 4 inches. Second Story, 8 ft. 3 in. Lowest height in Second Story, 6 ft.



DESIGN NO.

141



FIRST FLOOR PLAN

SECOND FLOOR PLAN

Design No. 141.

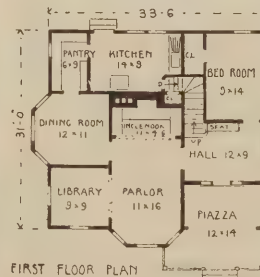
A house with the exterior entirely of shingles is the unique subject of this design. Shingles are being more and more used for finishing the exterior walls of moderate cost homes.

The parlor contains a fireplace, and, with some book cases at one side of the fireplace, would make a very pretty room. Notice should be taken of the spacious pantry, generally omitted in low cost homes. Every home should have a modern pantry, and the expenditure of a few dollars for a

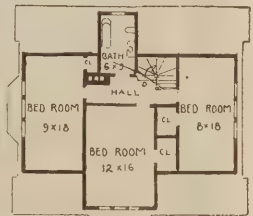
marble molding board will be found a wise investment, and save the good housewife much time and labor.

The plumbing is included in the cost estimate, as is also a small cellar. A full basement could readily be arranged, if wanted. Finish, cypress or pine,

Cost, \$1190. Width, 26 feet. Depth, 35 feet. Small Cellar. Height of First Story, 9 feet 6 inches. Second Story, 9 feet. Lowest height Second Story, 6 feet.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Design No. 148.

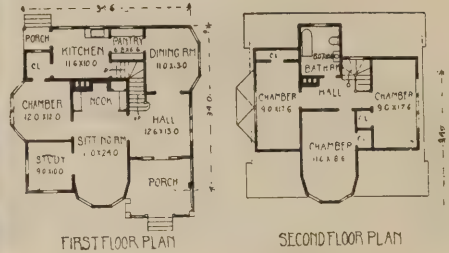
One of the most popular designs that I have ever published. Notice the large parlor and ingle-nook with its cozy seats and fireplace. The library or study in the corner connected by a wide cased opening with the parlor, also the very pretty and good sized reception hall.

This design is favored by a unusually large pantry fitted with moulding board, enclosed shelves, drawers, cupboards and flour bins. Hard-wood floors are included in the cost for the hall, dining room, pantry, kitchen and bathroom. In the basement is a laundry with wood floor, the

balance of the cellar floor being of concrete finished with cement. Coal bins are provided, also an outside cellar entrance which will be found very convenient for carrying out ashes, etc. In this house, as in all houses where there is a full basement, an ash pit is provided. Furnace heat. Finish is of pine, cypress or poplar painted. The exterior finish is of siding and shingles. Double floors and back plastering are included in the cost.

Cost, \$1775. Width, 33 feet 6 inches. Depth, 31 feet. Height of Basement, 7 feet 6 inches. First Story, 9 feet 7 inches. Second Story, 9 feet 3 inches. Lowest height Second Story, 5 feet.

1975



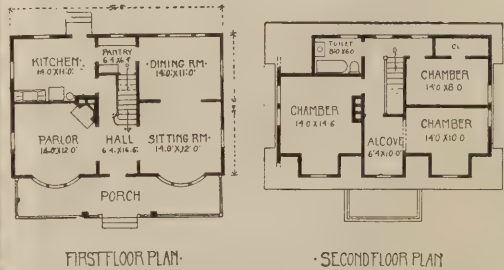
Design No. 149.

The floor plans of this design are somewhat similar to the previous one, though the exterior is different, and what has been said of No. 148 will apply generally to No. 149.

The tower of this design is a unique feature, and a very pretty effect is obtained on the interior, and a very effective cozy corner might be made by running a built-in seat round the bay, obtaining equally good results in either sitting or chamber. In the study is a high window, as will be

noticed by looking at the elevation. This would allow for a neat bookcase to be placed just below this window, making it a very pleasing room. Hardwood floors are included in the cost for kitchen, dining room and hall. Finish would be of cypress, pine or poplar, or if built on the Pacific coast redwood might be used.

Cost, \$1600. Width, 34 feet 6 inches. Depth, 34 feet. Height of Basement, 7 feet 6 inches. First Story, 9 feet 7 inches. Second Story, 9 feet 3 inches. Lowest height Second Story, 5 feet.



Design No. 151.

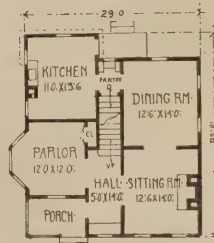
This plan is in the Colonial style, with the hall in the center and rooms at either side opening together, giving a very spacious appearance. The rounding bay windows are very pretty. The parlor with its open fireplace is a most attractive room. The mantel over the fireplace is of a pretty design, having a row of dentils under the shelf, while above is a beveled plate mirror with panels at either side.

One of the desirable features of this house is the direct communication from the kitchen to the front door without passing through any other room.

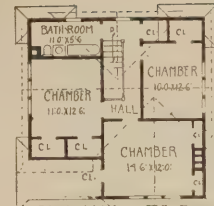
On the second floor are three good sized chambers and an alcove which could be used for a child's room, or it would make a delightful sewing room. A bathroom is also provided with a complete set of fixtures.

A small cellar only is included in the cost. The additional cost of a full basement and furnace would be about \$350. The plumbing is included, however. Finish is of cypress or pine.

Cost, \$1425. Width, 36 feet 6 inches. Depth, 24 feet 6 inches. Height of First Story, 10 feet. Second Story, 8 feet 6 inches. Lowest height in Second Story, 5 feet 3 inches.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

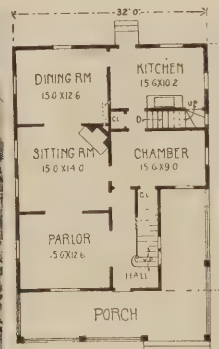
Design No. 153.

A design that would look well on either an inside or corner lot. The arrangement of the rooms is excellent. The rooms also open up together very well. In the hall opposite the stair is a seat with a hinged cover, making a storage place for rubbish, magazines, etc. The sitting room is provided with a fireplace, and the room could be made still more attractive by the addition of book cases at either side of the fireplace. On the second floor are three good-sized bed-

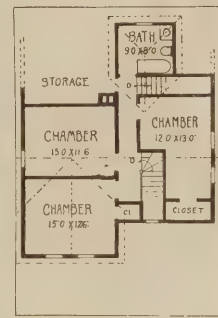
rooms, and plenty of closet room is obtained under the eaves of the room, though the chambers are all full height.

The omission of the closet in the parlor with a slight change in the partition would give direct communication from the kitchen to the front door. The exterior finish is siding; interior cypress or pine.

Cost, \$1100. Width, 29 feet. Depth, 33 feet 6 inches. Small Cellar. Height of First Story, 9 feet 6 inches. Second Story, 8 feet 6 inches.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Design No. 155.

The three rooms along the side, all connected by wide cased openings is the main feature of this plan. The chamber on the first floor and three on the second give ample sleeping accommodations.

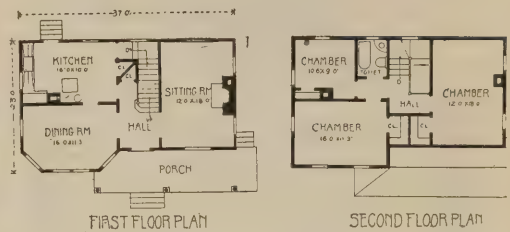
A round brick cellar is included in the estimate of \$1300 which also includes plastering. A saving of about \$150 would be effected if the plastering were omitted. The bathroom, if not desired, is large enough for a servant's room.

This would make a perfect summer cottage, and a grand living room could be made by combining the dining and sitting rooms, putting the fireplace in the center.

Neatly painted pine finish throughout.

If the plumbing, plastering and sheathing were omitted and the house set on brick piers it could be built for \$900.

Cost, \$1500. Width, 32 feet. Depth, 41 feet. Height of First Story, 9 feet 3 inches. Second Story, 8 feet 6 inches. Lowest height of Second Story, 8 feet.



Design No. 156.

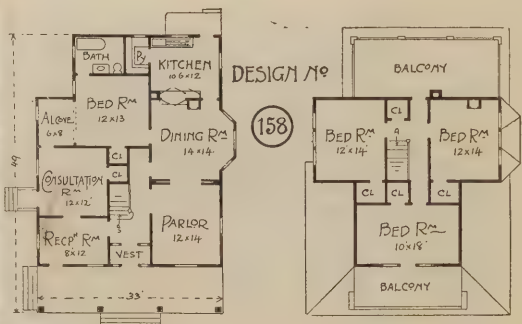
This cozy home is designed for a shallow but wide lot. The large porch is an attractive feature, and gives a pleasing impression upon approaching the house. Perhaps the main interior feature of this design is the sitting room, 12 x 18 feet in size, which, with its fireplace, makes a delightful room.

The increasing custom of placing the dining room on the front is observed. The room is also very conveniently located, being connected to the front hall by a large cased opening. In the kitchen

is a sink, shelves for dishes and a closet for pots, etc. Ready access to the cellar is had.

A unique feature would be had by putting pretty inexpensive bookcases at either side of fireplace. This would add greatly to the room and the expense would not be large. Small cellar only. Finish, cypress or pine.

Cost, \$1400. Width, 37 feet. Depth, 22 feet 9 inches. Height of First Story, 10 feet 3 inches. Second Story, 8 feet 9 inches. Lowest height in Second Story, 8 feet.



Design No. 158.

A charming cottage made in that quaint style which grows on one from year to year and is liked better and better. It is quite similar in treatment to the design published in the February, 1898, "Ladies' Home Journal," although the plan is different and provides a much more roomy house, and is especially adapted to a physician or gentleman requiring an office at his residence. For this purpose it could scarcely be more convenient. In the front off the hall is the reception room for his clients or patients. Connecting with this is a good sized consultation room or office.

Notice the large balcony on the rear, making a delightful place to sit when the sun is at the front and when the sun is in the rear, go to the front balcony. For California, where this house has been built, the South or any suburban locality or village, this is a model design for a physician's home.

The cost includes plumbing but no heating.

The omission of plumbing, plastering, sheathing, etc., and setting the house on brick piers would save about \$500.

Cost, \$1550. Width, 33 feet. Depth, 41 feet. Height of First Story, 9 feet 8 inches. Second Story, 9 feet 2 inches.

**Design No. 178.**

A cozy little cottage and will make a nice enough home for anybody. Somewhat similar in many respects to No. 140, which has been one of my most popular designs. The attractive way in which the tower frames into the main roof is perhaps the main feature of the successful exterior treatment here adopted. A very nice staircase and open hall, giving a spacious appearance. An elegant large bedroom for the owner on the second floor as well as two other very good rooms.

The sitting room could, at a slight additional expense, be made still more home-like by a fire-

place, which would be an easy matter to incorporate in the plan. Another good feature of this design is the direct communication to the front hall. The pantry could be easily enlarged if desired, and a door made through it to the kitchen. The dining room contains a tasty china closet. A bathroom could be provided on the second floor if desired. Pine or poplar finish.

If built without plaster or sheathing on brick foundation piers would cost about \$800.

Cost, \$1100. Width, 34 feet. Depth, 26 feet 6 inches. Height of First Story, 9 feet 4 inches. Second Story, 8 feet 3 inches. Lowest height of Second Story, 5 feet.

**Design No. 185.**

A cozy cottage admirably adapted for a physician's or clergyman's home. Note the office on the ground floor with the private entrance from the hall. In addition, the plans for this design provide that a full basement be made and the house heated with a furnace. Then, too, a bathroom is provided on the ground floor, making it very convenient for all purposes, as it has a pri-

vate entrance from each bedroom as well as from the hall proper. Another room is finished in the attic, and besides this there would be ample space for storage.

The cost includes heating and plumbing with full basement.

Cost, \$1650. Width, 36 feet. Depth, 44 feet 8 inches. Height of Basement, 8 feet. First Story, 9 feet 9 inches. Second Story, 8 feet. Lowest height of Second Story, 4 feet.



Design No. 189.

This is a practical, sensible house, with every convenience, including full basement, furnace, bathroom, etc. The omission of the sliding doors would save about \$30. If preferred, the bathroom could be arranged on the second floor and the present space occupied by the bathroom converted into a pantry.

A very good sized attic is obtained and one or two rooms could be finished off if desired.

White oak finish and hardwood floors are included in the hall, sitting and dining rooms. The balance of the house is of pine or cypress neatly painted. Concrete cemented cellar floor. Large closets.

Cost, \$1675. Width, 23 feet 6 inches. Depth, 32 feet. Height of Basement, 7 feet 8 inches. First Story, 9 feet 6 inches. Second Story, 8 feet 3 inches.



Design No. 193.

Another practical design for a low cost home. The sitting room can be used to good advantage for a bedroom, if desired, as the parlor and reception hall on the front are of good size and at the same time the second floor has four nice bedrooms, the ceilings of which are not cut into by the roof to any detrimental extent, as the lowest point is a little over six feet. A small cellar only.

The large closet under the stairs makes an excellent place for wraps and coats. Omitting the

sliding doors would save \$30. There is a good-sized attic in the house, and a stairway to it might be had from the smaller front chamber, the plans at present calling only for a scuttle in the hallway. A full basement would add from \$200 to \$225 to the cost. Siding is used for the exterior finish. Double floors are provided for both first and second stories. Finish, pine or poplar.

\$1300. Width, 25 feet 6 inches. Depth, 44 feet 6 inches. Height of First Story, 9 feet 3 inches. Second Story, 8 feet 3 inches. Lowest height of Second Story, 6 feet 3 inches.



Design No. 200.

This plan has many advantages. A bedroom on the ground floor is a necessary convenience for many families. The kitchen is large and the small cellar under the kitchen portion has an entrance from the inside and outside as well, being a combination.

A bathroom might be obtained by using a part of the storage space on the second floor. The omission of sliding door would save \$30. Fine

large pantry. It is intended to heat the house with stoves, though a full basement and furnace could be easily added at an additional expense of \$300. Pine or cypress finish. Kitchen is wainscoted four feet high. A large back porch is provided, and, altogether, this is a good house for the money.

Cost, \$1500. Width, 28 feet. Depth, 44 feet Height of First Story, 9 feet 5 inches. Second Story, 8 feet 4 inches.



Design No. 209.

A design for a summer cottage. No plaster and all dressed lumber. Note the peculiar arrangement of the living room so that a breeze can be had from every direction. Veranda entirely around. The large open fireplace and ingle-nook at the end of the room directly opposite the parlor which is separated from the living room by an arch and columns, making, together with the stairway, a very pretty interior. This would also make an admirable design for a suburban home.

Building it for occupancy the year round would in most cases necessitate a full basement with cemented floor, a heating plant, plastering and additional finish, etc., which, together with the plumbing, would increase the total cost to nearly \$2500. See Nos. 266 and 274. Pine or hemlock finish. ~~\$1100~~ ¹³⁰⁰ does not include the plumbing.

Cost, ~~\$1100~~ ¹³⁰⁰. Width, 39 feet. Depth, 33 feet 6 inches. Height of First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches



Design No. 220.

For a cottage home this is a most pleasing design. The plans call for a full basement with a furnace and complete ventilating system and outside cellar entrance. The heating and plumbing are included in the cost. One of the pretty features is the stairway.

The large living room could be made still more inviting by an expenditure of \$25 or \$30 for a fireplace, as there would be no trouble in incorporating the same in the plans.

In the dining room a china closet is provided with a cupboard in the center and shelves on either side with drawers over the cupboard and just under the ledge, while above the ledge is an open space for a water pitcher, etc. Above this are enclosed shelves with leaded glass doors. Finish, cypress or pine.

Cost, \$1580. Width, 25 feet 6 inches. Depth, 28 feet 6 inches. Height of Basement, 6 feet 6 inches. First Story, 8 feet 5 inches. Second Story, 8 feet 2 inches.



Design No. 230.

A cozy, attractive, low cost house. Fine reception hall with pretty stairway. Attractive ingle-nook in parlor with open fire, visible on entering hall. Dining room of good size, the alcove making a convenient yet out-of-the-way place for the sewing machine. Sideboard built in opening into dining room and pantry. Back stairway. Full height stories.

The seat in the parlor has a hinged cover, making a storage place for magazines, etc.

The mantel is a very neat, though inexpensive, affair. It has a very pretty little shelf, ornamented with a row of dentils and a panel in the wood on either side. Finish, cypress or pine.

Cost, \$1365. Width, 27 feet 6 inches. Depth, 30 feet. Height of First Story, 9 feet 6 inches. Second Story, 9 feet.

**Design No. 234.**

This design is quite a house. It is arranged with full basement for furnace if desired. The rooms are good size with ample closets for bed rooms. Large roomy pantry is arranged and everything complete. Omission of basement, heating vestibule, etc., would decrease the cost about \$400.

An alteration of this design will be found in No. 140, in which the main features of this house are incorporated.

While no bathroom is planned, the same would be an easy matter to provide by utilizing the

space in the two closets at the rear of the second story, a dormer window giving the additional light and space required.

However, if the bathroom was wanted on the first floor, a slight change in the cellar stairway, and encroaching a trifle on the kitchen would give the amount of room necessary with the closets. Cost includes heating. Finish is pine or cypress.

Cost, \$1500. Width, 30 feet. Depth, 32 feet 6 inches. Height of Basement, 7 feet. First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches. Lowest height of Second Story, 6 feet.

**Design No. 237.**

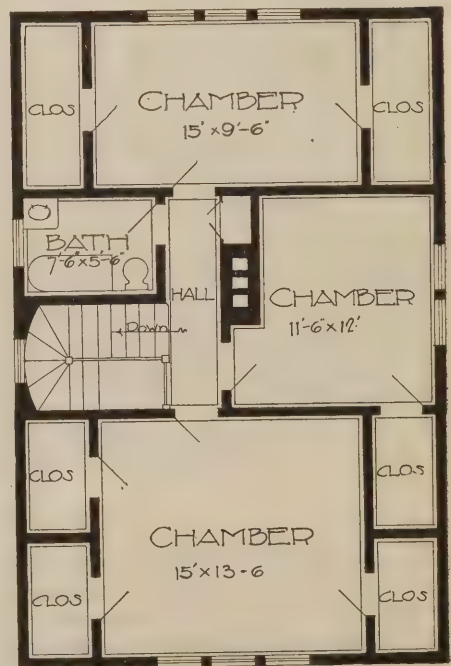
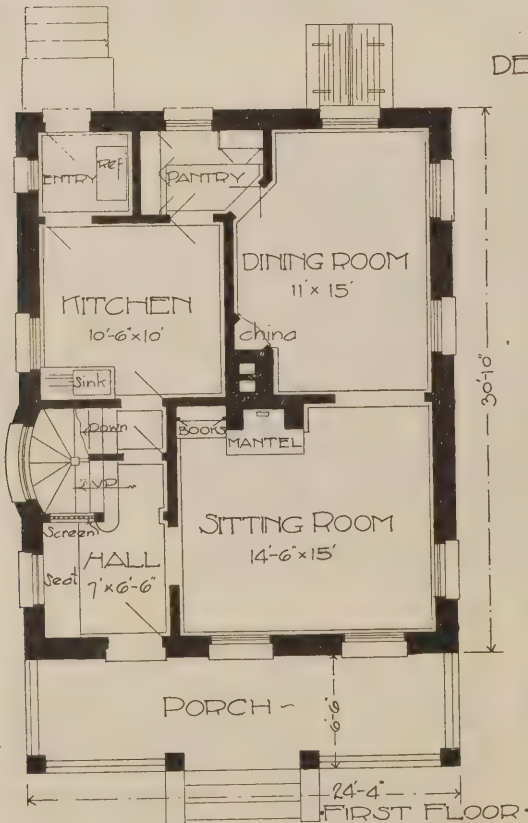
Somewhat similar in design to No. 153, being an enlargement and rearrangement of this design. The main feature of this design is the parlor and dining room; connected by a cased opening, they form a most spacious apartment. Sliding doors are shown from the hall to parlor. Thirty dollars could be saved by their omission and using a cased opening. A cellar with outside entrance is provided

under the kitchen, pantry, and bath. Inside cellar stairway could be easily arranged. Storage space is given under the roof on the rear. Finish is cypress or pine. Plumbing is included in the cost. The fireplace in the parlor makes it a hospitable room.

Cost, \$1200. Width, 30 feet. Depth, 36 feet. Height of First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches. Lowest height Second Story, 6 feet 6 inches.



Cost \$1650. Width 24 ft. 4 in. Depth 30 ft. 10 in. Height of Basement 7 ft. First Story 9 ft. 6 in. Second Story 8 ft. 6 in.



Design No. 242.

This example of a combination brick and frame cottage makes an exceedingly attractive design for a substantial though moderate cost home. It is a building, too, that can be maintained at a minimum expense for the use of brick avoids the primary as well as the subsequent expense of painting, and the shingles used on the second story or in the gables can be left natural or given simply a coat of oil or stain, if some color other than that of the natural shingles be desired. If a warm shade of red brick be used, the natural shingles with cream white trimming would make a very effective combination. If buff brick are used, it might be desirable to stain the shingles a soft green or a warm dull red, and white trimming would also be appropriate in this combination. Green, however, being a vegetable color will fade somewhat on exposure to the sun.

One of the main attractions of this design is its ample porch, the substantial brick pillars of which are ample to satisfy the eye for the support of the second story, and upon entering the house, one is impressed with the peculiarly attractive and cozy effect of the interior as well as the extreme convenience and practicability of the plan. Particularly attractive would be the tiny reception hall with its seat and half screened staircase with a glimpse of the sitting room fireplace and archway into dining room, at the right.

Convenient access to the stairway from the kitchen as well as the main part of the house is obtained and from the kitchen to the front door without passing through any other room. This avoids the necessity of a back stairway by bringing the entrance to the kitchen so near the start of the stair and separates the kitchen from the main part of the house by means of two doors.

The advantages of the second floor arrangement are extreme economy and compactness of hall space, ample closet room, good sized chambers and a bathroom conveniently located for use and economy of plumbing as well. The lowest point in the rooms of the second story by reason of the rafters coming down is five and a half feet, which will not interfere with the practical utility of the wall space.

One chimney is all that is required in this house, and it contains a special vent flue as is customary.

Hardwood floors in the kitchen, pantry and entry are included and hardwood finish (oak or birch) in the hall, sitting room and dining room.

The house could be easily enlarged by making the second story full height, in which event the attic would be desirable enough to warrant a stairway to reach it, only a scuttle for storage purposes being at present provided.

Design No. 247.

For the amount expended this design presents many attractive features. For instance, while not occupying any more space than is necessary, the hall is nevertheless very attractive and is well lighted. It entirely separates the lower part of the house from the second floor so that if it is desired to rent a room to lighten the expense of living, it can be done to exceedingly good advantage and the occupancy by a stranger will not be obnoxious in any way to the family as they are kept largely to themselves, in the living apartments of the house.

The main feature of the living room is the attractive ingle-nook with its open fire, and seat, something not often found in a house of this cost. On one side of the mantel are book shelves in a recess back of which are shelves for kitchen tins which will be found very convenient, being so handy to the kitchen stove. Also a full-fledged pantry and bathroom, these too, being conveniences not often found in a \$1200 home.

The dining room has a very pretty china closet built in, which reduces the expense of furnishing by just that much.

This house can be readily heated by stoves, the kitchen stove and one in the living room being ample in every respect for the first floor, while in the second story hall there will be noticed a recess for a heater which will make all the bedrooms on that floor comfortable. Thus the entire heating of the house is accomplished with two stoves in addition to the kitchen range.

There is a very fair collar, seven feet high, provided for and a slight additional expense would carry down the outer walls and make a basement under the entire house, whereas at present it only extends under the kitchen and part of the living room.

All the rooms of the second story are full height and while the attic is not available for any rooms, yet by flooring it over quite a little storage space could be obtained.

It was intended to use siding for the outer covering of this house up to the tops of the second story windows and in the gables use a few cut shingles. A very effective color scheme for this design would be a straw yellow for the body with white trim, natural shingles in the gables and a dull red shingle stain on the roof, or a raw linen color for the body with trimming about two shades lighter, a soft brown stain for the gable shingles and a moss green roof. The roof, however, could be left natural and the extra expense of this work saved.

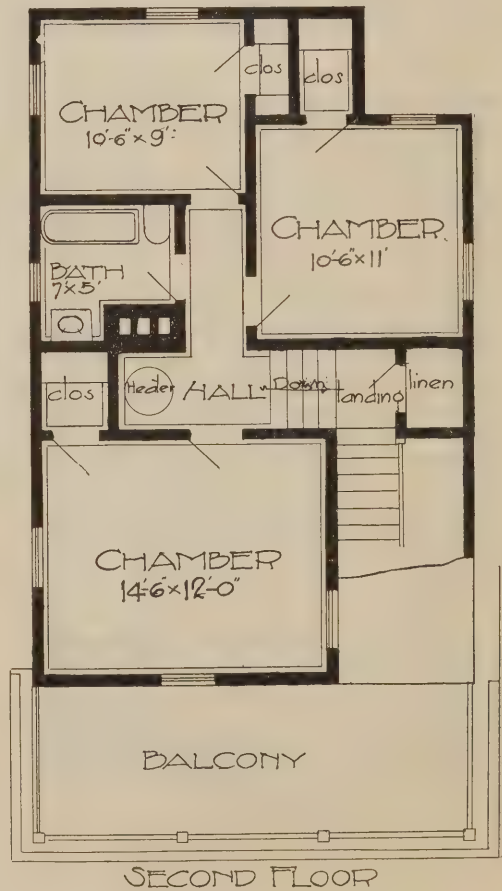
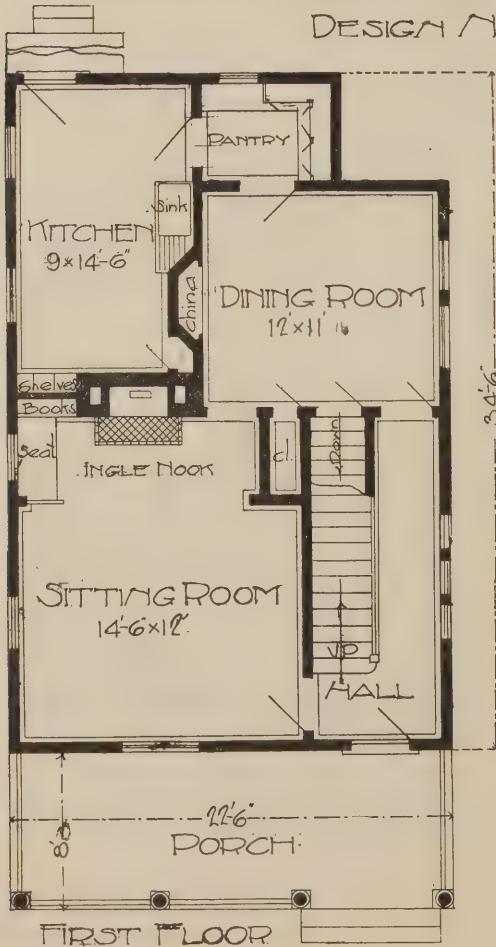
The cost given includes pine, whitewood or cypress finish and floors except in the kitchen, pantry, halls and bathroom which have hardwood floors.



DESIGN No 247

Cost \$1250. Width 22 ft. 6 in. Depth 34 ft. 6 in. Small Cellar. First Story 9 ft. 5 in. Second Story 8 ft. 3 in.

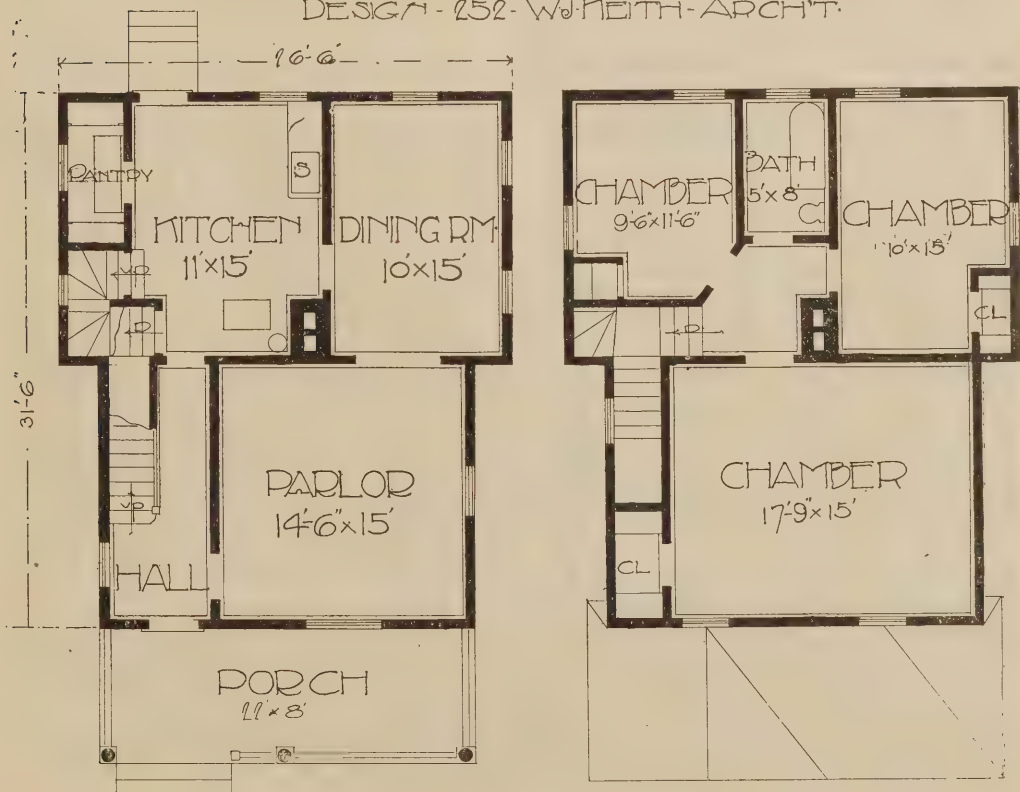
DESIGN No 247





Cost \$1400. Width 26½ ft. Depth 31 ft. 6 in. Height of Basement 7 ft. First Story 9 ft. 3 in. Second Story 8 ft. 2 in.

DESIGN - 252 - W. MEITH - ARCH'T.



Design No. 252.

This attractive little cottage will make a very complete modern home, as it is provided with a full basement and cemented floor under the entire house, with a furnace and ventilating system in connection with same, an outside cellar entrance, a combination back and front staircase and full bathroom, pantries, etc. In addition there is included a hardwood floor in the front hall and kitchen. The balance of the house is of pine, cypress or other inexpensive finish, and the lowest point in the rooms of the second floor is five feet, four inches.

Lining floors are included for both the first and second stories and also back plastering. The staircase is very pretty and the rooms are of good size, the parlor and the front bed chamber being unusually spacious. There is a small attic reached by a scuttle from the hall, and is sufficient only for storage purposes. The pantry is well fitted up with flour bins, cupboards, etc.

A very pretty fireplace could at small expense be added to the parlor, which, with book shelves at one side, would make an exceedingly attractive room.

Every convenience of a modern home is included in this model little design, and the exterior, while simple and inexpensive, is, nevertheless, very attractive, and the shingles in the upper portion of the gables take off that stiff, hard effect that is so often present in cottage designs. The house can be very readily enlarged at slight additional expense by making a bedroom of the present dining room, placing the dining room where the kitchen is now located and building a one story kitchen on in the rear.

The lowest point in any of the second story rooms by reason of the rafters of the roof cutting off the corners of the ceiling is five feet, six inches, which does not injure them to any detrimental extent. The additional expense of making this house full two stories in height would be \$250.00.

The space under the front stairs, as shown on the plans is used to store kitchen utensils, etc., or a low door could be placed from the hall, thus giving a good coat closet.

Gutters and down spouts are not included, but they are not a large item, and if a cistern is desired they can be built into the cornice, as is usual, during construction, or a cheap hanging gutter can be used if preferred.

Painting the body of the house with a warm red and using a cream white for the trim, with the shingles in the gable natural and the roof shingles painted a soft moss green would make a very effective combination. A straw yellow with white trim would also give a very satisfactory effect; that or a buff, or a raw linen color with the trim two or three shades lighter would be very pretty and effective. The front porch is 8x22 in size.

Design No. 268.

In my judgment one of my best designs. A charming little home quiet and refined in the exterior expression of the design, economical of construction, remarkably compact in arrangement and very effective in its interior features. All of the rooms of the second story are full height and there is not an inch of waste room in the entire house.

The main feature of the hall is a quaint and pretty oriel window with its broad flower shelf which will lend an air of refinement to the whole house. The stairway is separated from the sitting room by a handsome little screen which gives the effect of an open stair and makes a pretty feature in the sitting room. From the bay window in the living room is obtained a splendid view in all directions, while in the end is worked into the corner a comfortable seat, making of it a sort of ingle-nook without at the same time depriving the room proper of the floor space it occupies, and making an unusually attractive room.

The combination staircase is exceedingly economical of space and affords direct passageway from the kitchen to the front door without going through any other room.

Cost, \$1650. Width, 26 feet 3 inches. Depth, 31 feet. Height of Basement, 7 feet 6 inches. First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches.

Design No. 270.

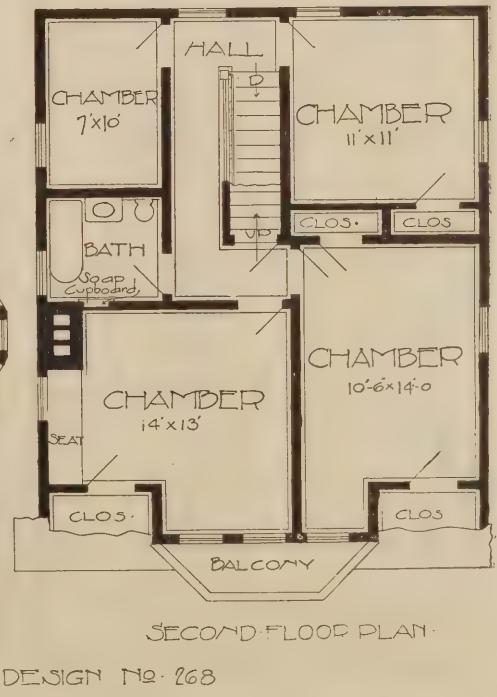
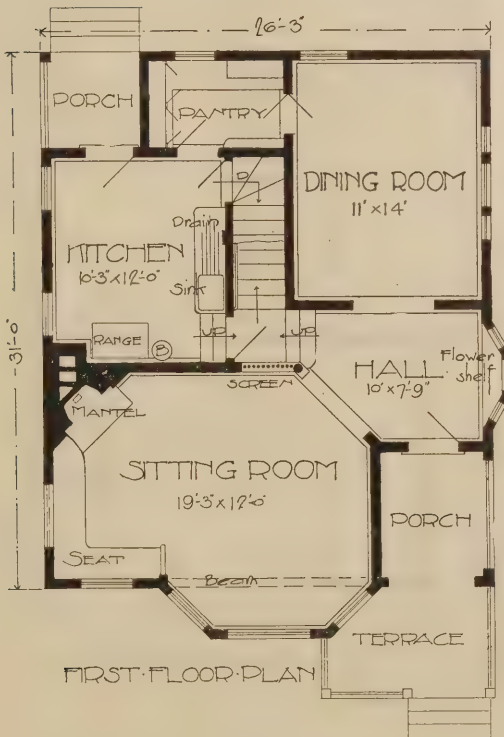
A cozy little cottage especially designed for a man of moderate income who desires a tasteful, well arranged though small modern home. The exterior effect is unusually pleasing, although the construction and detail of the finish is simplicity itself. The narrow width, the total being 22 feet, makes this house well adapted for the improvement of a narrow lot, 30 feet being ample.

The rooms are all of good size and the luxury of the bathroom is incorporated in this plan in a very economical manner, the space being hardly available for anything else and the plumbing directly over the kitchen.

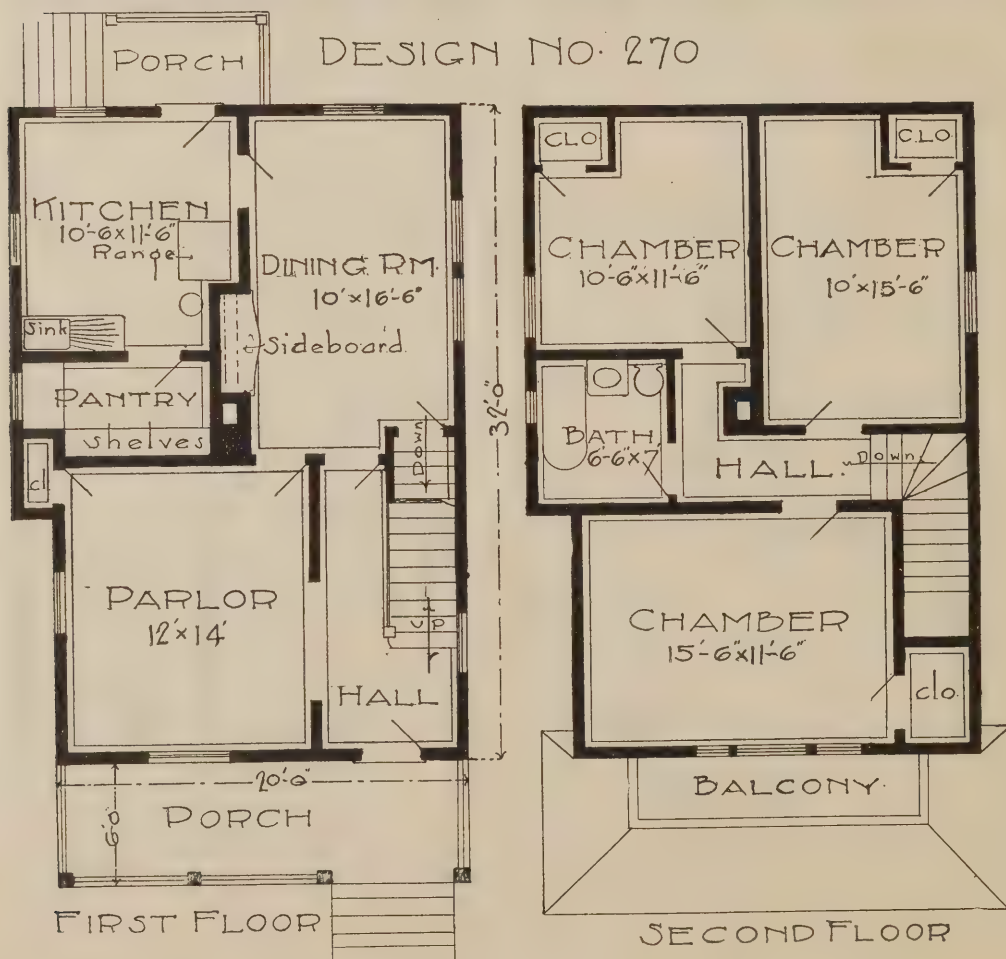
There is a very nice sideboard built in the dining room and everything about the house is complete. There is a basement under the entire house and it would be an easy matter to provide a furnace. The plans call for a brick foundation, but if stone were cheaper in the locality where it is to be erected, it would be even better to use it, especially below grade.

The pantry is nicely fitted up with shelves for dishes, flower bins, etc. Another room could be secured by building a one story L off the kitchen at the rear.

Cost, \$1375. Width, 22 feet. Depth, 32 feet. Height of Basement, 7 feet 6 inches. First Story, 9 feet 4 inches. Second Story, 8 feet 2 inches. Lowest point in second story rooms, 4 feet 6 inches.



DESIGN No. 268





Design No. 271.

This unique design, while made for a gentleman in a Southern state, makes nevertheless a most admirable bungalow or summer cottage, though it is well adapted for occupancy the year round as well. It is intended to use shingles on the exterior of the second story with siding below. The support of the portico porch by means of two large chains, gives the design at once a little character and the soft effect obtained with the shingles and the little colonial panes, makes a very attractive effect.

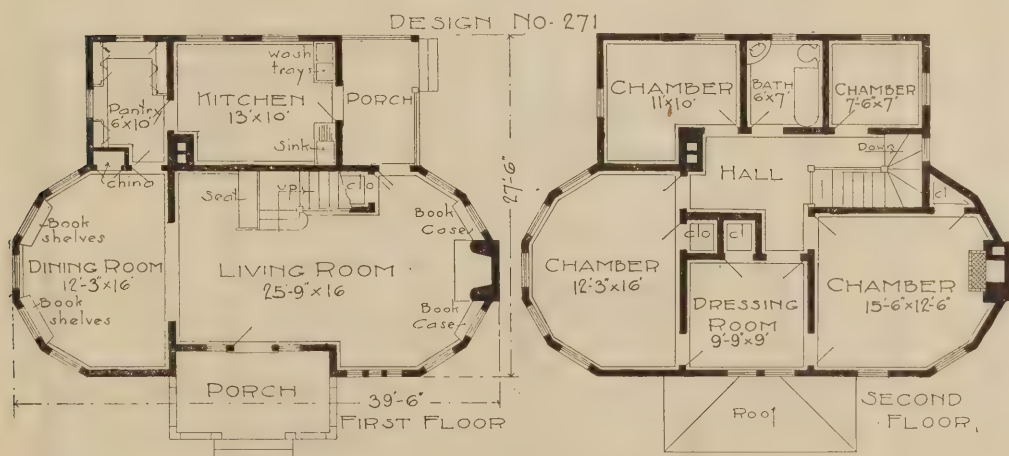
There is no cellar to this house, the plans calling for a foundation on brick piers quite close to the ground. Same could, however, be readily

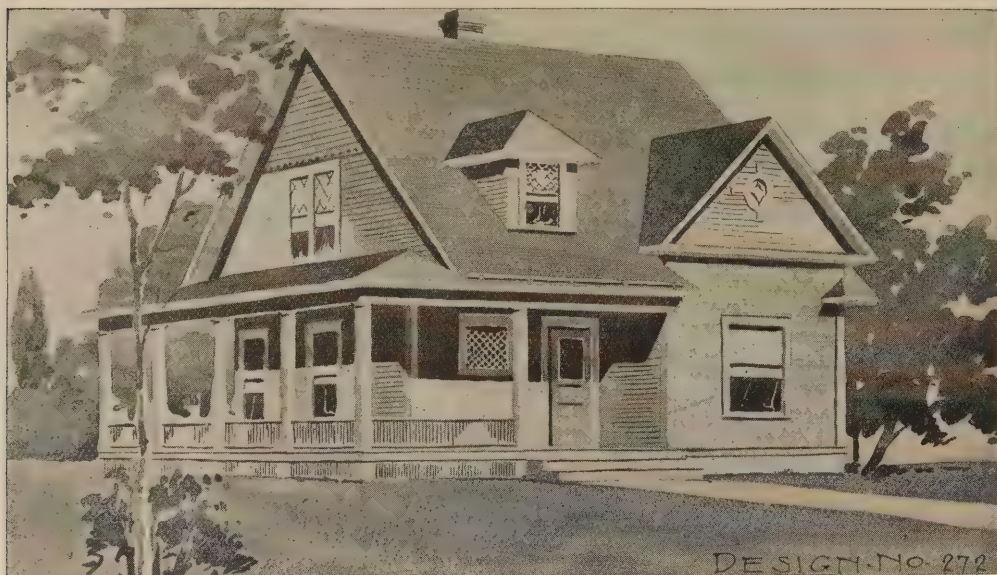
arranged with a full basement, if desired. The house is figured to be plastered and finished in pine or whitewood throughout with hardwood floors in the living room and dining room.

Built as a summer cottage, unplastered and exclusive of the plumbing, the cost would not exceed \$700 in this locality.

A very pretty little brick fireplace is arranged in one end of the living room, and it was intended to warm the house by means of a heater installed in the corner of the living room next the chimney.

Cost, \$1700. Width, 39 feet 6 inches. Depth, 27 feet 6 inches. No Basement. Height of First Story, 9 feet 5 inches, Second Story, 8 feet 3 inches.





Design No. 272.

This is an exceedingly practical design for either a summer home or a permanent all the year round residence, the wide extent of veranda making a very attractive plan for the former, and very acceptable for the latter, especially in the Southern states or California.

The parlor is separated from the hall by sliding doors. The dining room, is of splendid size and opens on to the porch by a sash door, making really a side entrance.

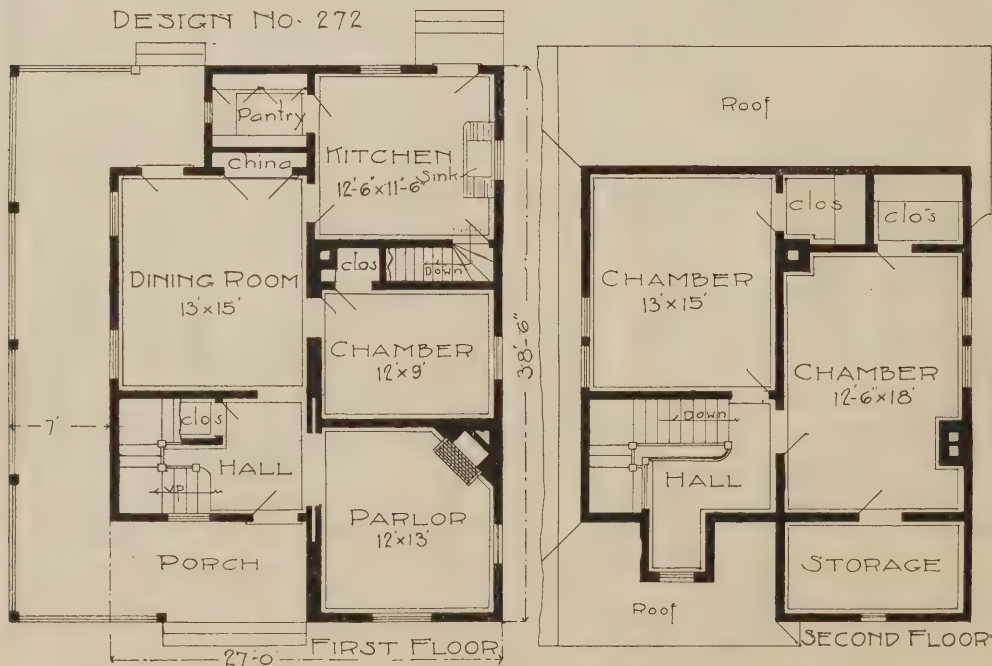
The kitchen is of good size, has a large pantry, and in addition there is the china closet which is built in the dining room. The finish throughout

is of pine or poplar. A hardwood floor is included in the kitchen.

The lowest point in the ceiling of any of the second story rooms is five and a half feet.

The foundation is of stone, though brick can be used if the latter is the cheaper material in the locality in which the house is to be built. There is no cellar except a half circular one under the kitchen, about fourteen feet in diameter. This house, built for summer occupancy only, would not cost to exceed \$600 or \$650.

Cost, \$1200. Width, 27 feet. Depth, 38 feet 6 inches. Small Cellar. Height of First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches. Lowest height, Second Story, 5½ ft.

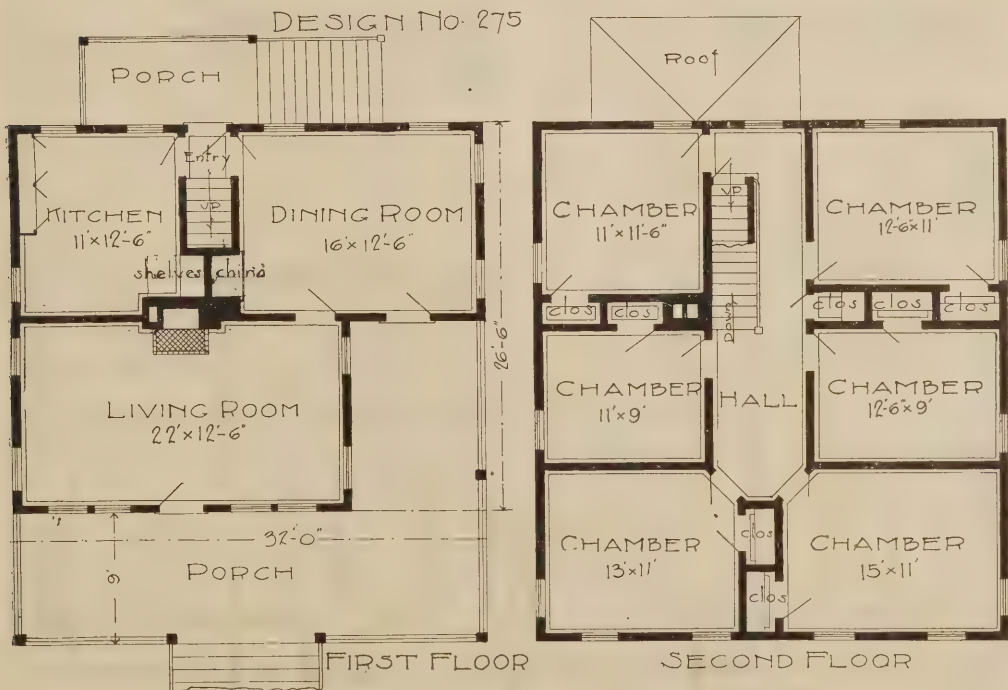


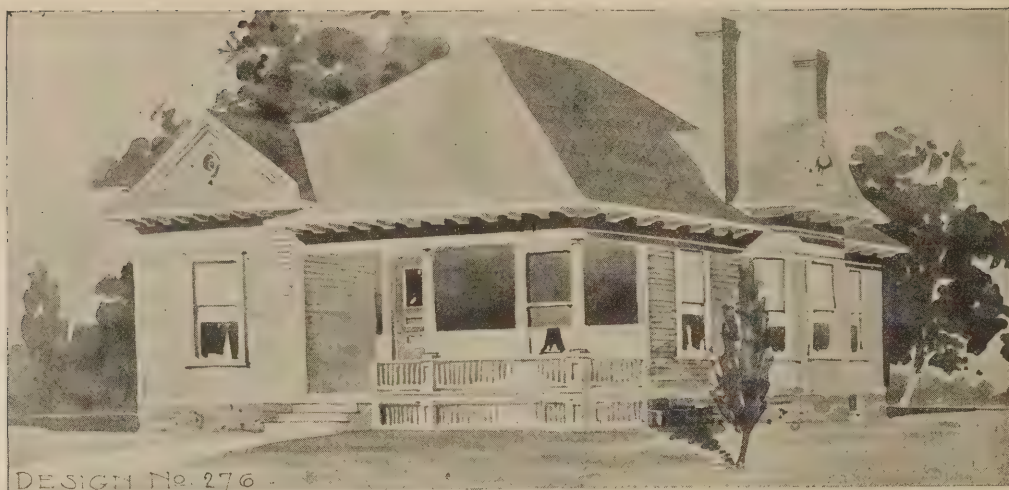
**Design No. 275.**

This design is planned to give as much house for as little money as can possibly be obtained. Consequently, necessity decrees that its treatment be absolutely simple. To many, however, who desire considerable space in a summer cottage, especially sleeping accommodations, this design while not as attractive in its exterior aspect as it could easily be made by a little different treatment, presents many advantageous features. Of course, for this amount of money it is absolutely necessary to keep everything as plain and simple as possible. The living room is of good size and

very pleasant with its open fire, and six bedrooms on the second floor provide for housing a large family and much company as well. There is quite a good attic in this house, providing additional room if it was desired to utilize same for any other purpose than storage. It was intended to use Southern pine throughout and not to plaster. The plans call for a foundation of brick piers, though posts would be more economical and in many localities answer as well.

Cost, \$1400. Width, 32 feet. Depth, 35 feet 6 inches. No basement. Height of First Story, 9 feet. Second Story, 8 feet.





Design No. 276.

This design is for a one story cottage especially adapted to a California or Southern climate.

The generous size of the dining room is the special feature of the interior. There is a very good front porch, or "gallery" as they are called in the South, and a still more generous one making a delightful place to swing a hammock, in the rear, entrance to which is had from the dining room and chamber adjoining.

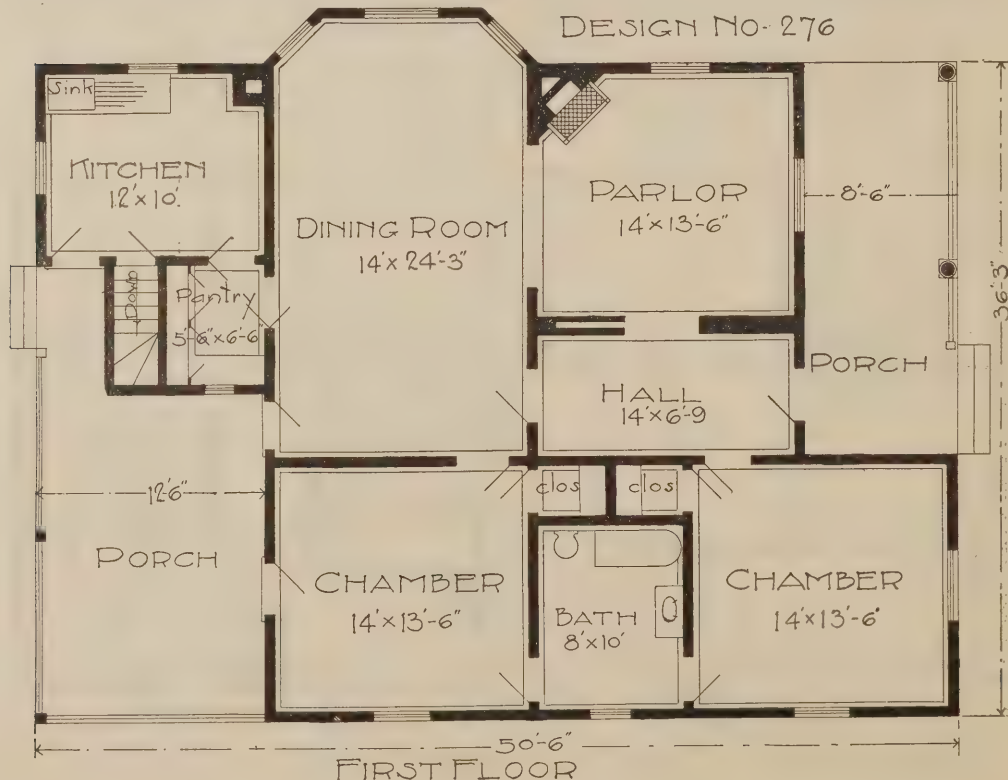
There would be quite a fair attic but inasmuch as in these hot climates it would hardly be comfortable for use other than storage purposes, ar-

rangements have not been made to ventilate, and only small windows are placed in the gables to give light sufficient for storage.

The bathroom is conveniently located with reference to the two sleeping rooms, and the plans call for a stone foundation under the entire house. The finish throughout is intended to be pine or poplar painted.

A small cellar is provided under the kitchen and pantry only.

Cost, \$1400. Width, 36 feet 3 inches. Depth, 50 feet 6 inches. Small cellar. Height of First Story, 12 feet.





Design No. 288.

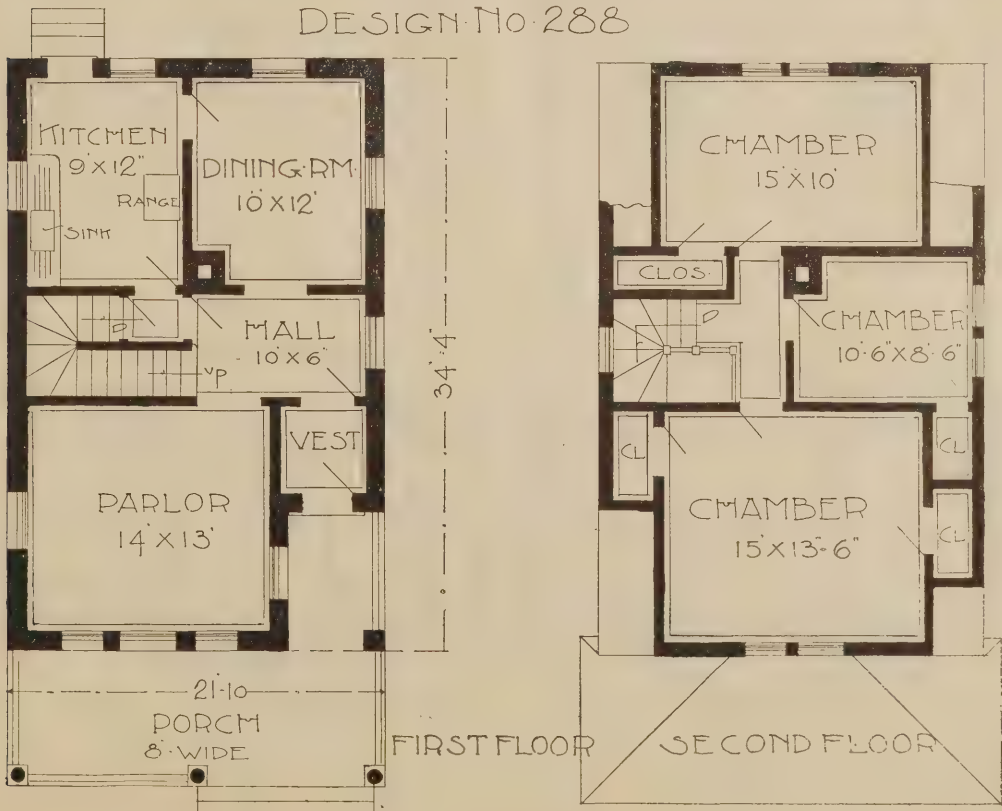
In this design we have a six room brick cottage. The rooms are very well arranged and of good size. No waste room in this house. A small round brick cellar only is contemplated.

The exterior treatment of this house is very attractive, the spacious porch being especially

inviting, setting the house off very well and giving it a most homelike appearance. The finish would be pine, hemlock or poplar neatly painted throughout the entire house.

Cost, \$1310. Width, 21 feet 10 inches. Depth, 34 feet 4 inches. Basement, 7 feet. First Story, 9 feet 6 inches. Second Story, 8 ft. 6 in. Lowest point Second Story, 6 ft.

DESIGN No. 288





Design No. 290.

This is an enlargement and rearrangement with a full basement and furnace of design No. 131. For compactness and practicability few designs equal this. As the plan at once shows, it is designed for a wide but shallow lot. A few minor changes would, however, adapt the general plan to a narrow lot. By doing away with the present front porch and bringing the back or side porch to the front, moving the parlor back, an entrance would be given to the front hall, and the house would then face the other way, the side being to the front.

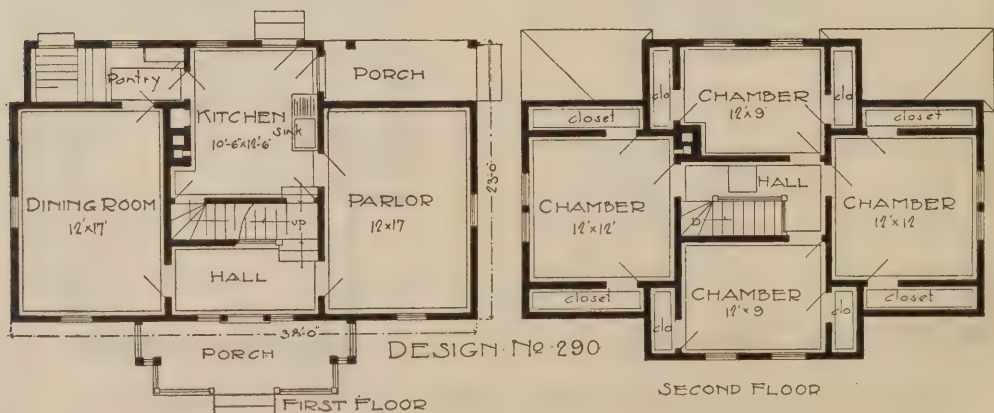
A generous pantry is provided, and in the kitchen is a small closet most conveniently situated for pots, kettles, etc., or the wood box.

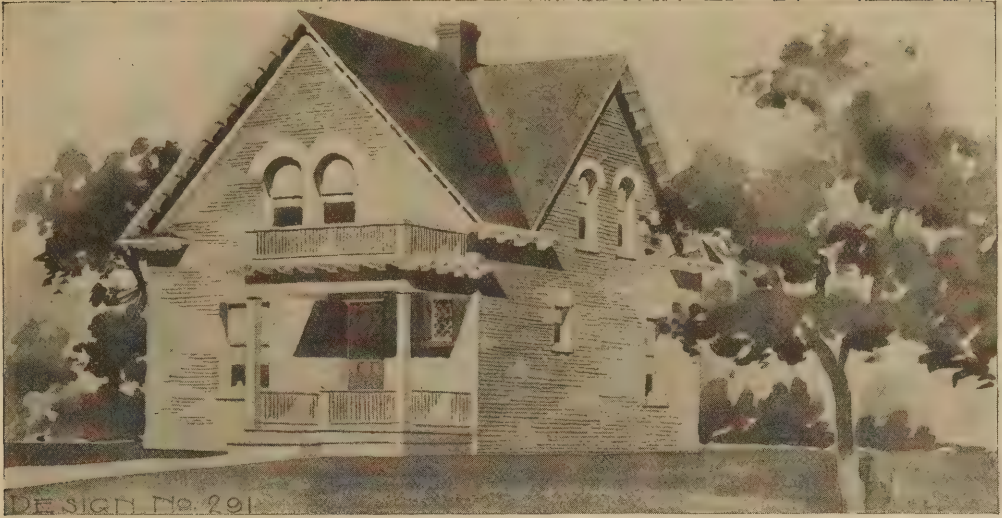
Another desirable feature is the outside cellar entrance. Cellar has cement floor. The finish of the house is of pine, cypress or poplar, neatly painted.

While the porch is of fair size, a large one could be easily planned to extend across the front of the house and a pleasing exterior effect obtained.

The house is well built, as it has double floors. The walls are sheathed, papered and finished with siding. On the inside they are both back and face plastered, thus insuring a warm house in the coldest weather.

Cost, \$1400. Width, 38 feet. Depth, 23 feet. Height of Basement, 7 feet. First Story, 9 feet. Second Story, 8 feet.





Design No. 291.

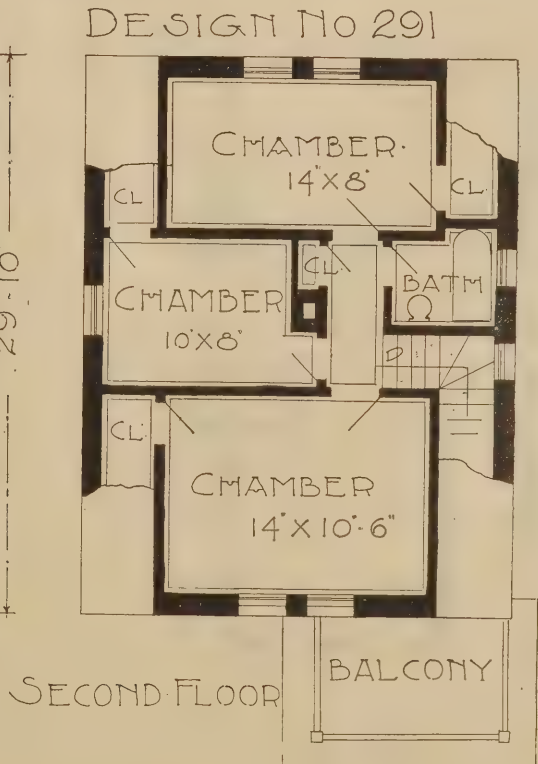
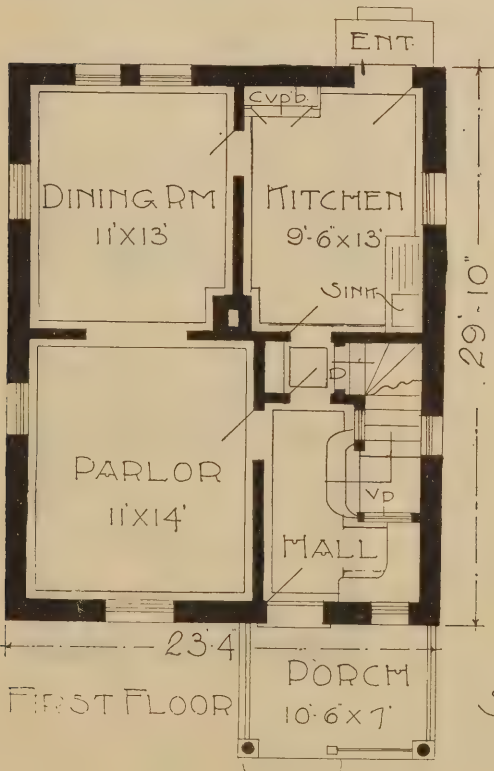
In design No. 291 we have a very attractive and complete six room cottage and a bathroom. The exterior of this cottage is very attractive and I consider it one of the best of this kind. A small cellar is included in the estimate.

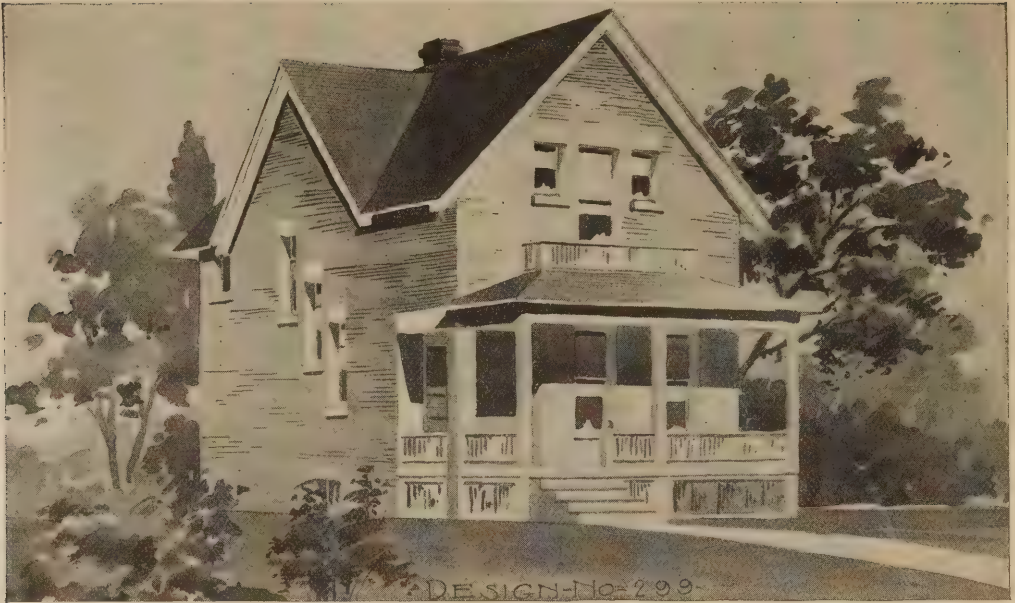
The hall way contains a prettily designed staircase with a seat at one side. In this stairway are two screens, one on the stair landing and the other a little further up. Put some cushions in

this seat and we have an exceedingly pretty hall.

This design is No. 135 reversed, built in brick with a slight enlargement in the hall. \$800 would cover the cost of this design in frame and would make a pretty cottage if built with siding and shingles.

Cost, \$1245. Width, 23 feet 4 inches. Depth, 29 feet 10 inches. Height of Collar, 7 feet. First Story, 9 feet 6 inches. Second Story, 8 feet 6 inches. Lowest point in Second Story, 5 feet.





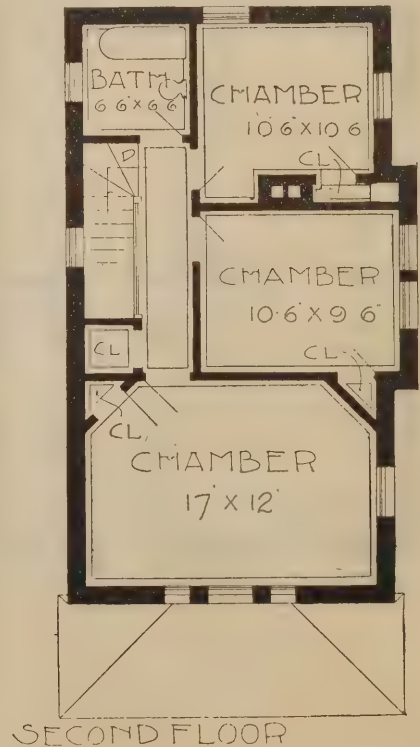
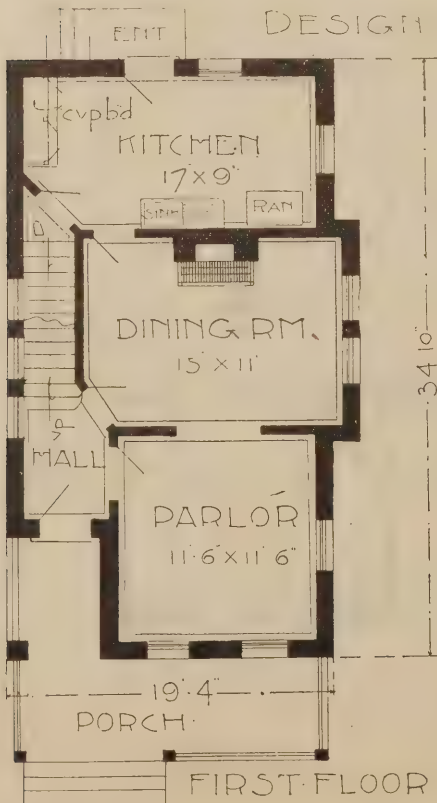
Design No. 299.

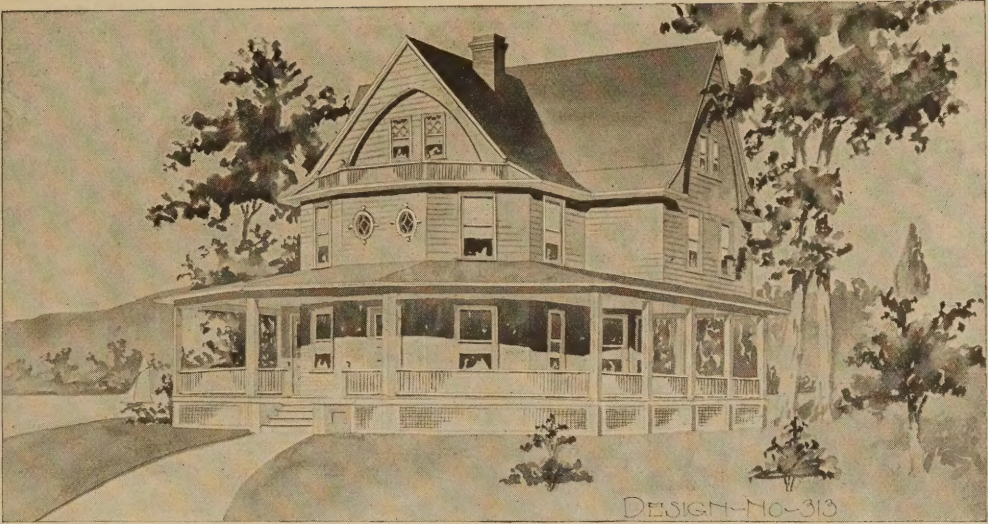
In design No. 299 we have a very attractive seven room brick cottage including a bath. The exterior treatment is simple, neat and attractive, and the porch gives a most hospitable aspect. A small cellar is included in the estimate.

The rooms are exceedingly well arranged and

all are of good size. The omission of the fireplace would decrease the cost about \$20. The finish is of pine, hemlock or poplar neatly painted, two coats, both first and second stories.

Cost, \$1335. Height of Cellar, 6½ ft. First Story, 9½ ft. Second Story, 8 ft. Lowest point of Second Story, 4 ft. 8 in.





Design No. 313.

This house is designed for a summer cottage, and an ideal one it is. The spacious veranda extending almost around the house makes a delightful place to swing a hammock.

In the living room is a unique fireplace of boulders, to some of which still cling the moss and lichens of byways whence they were gathered. The mantel shelf is formed by a broad, thick slab with a row of dentils below, and the whole mantel is supported by two stone brackets.

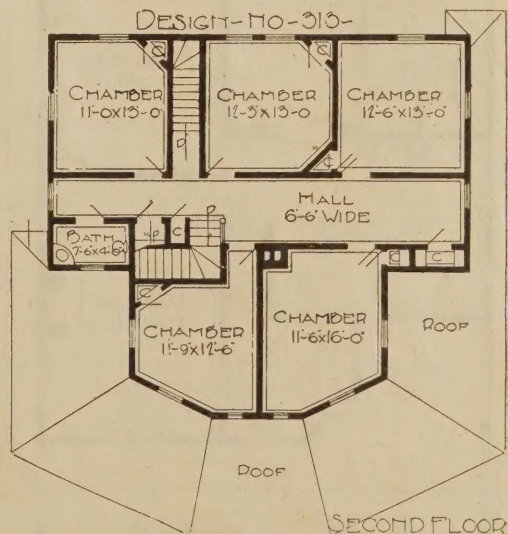
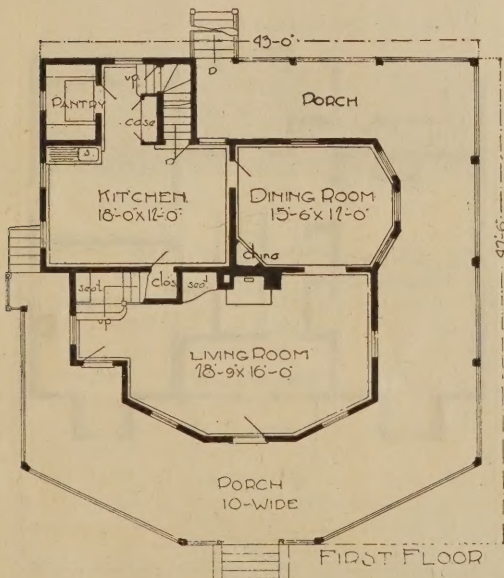
The cottage is so designed and especially adapted where the ground slopes away at the rear, and a basement is obtained under the dining

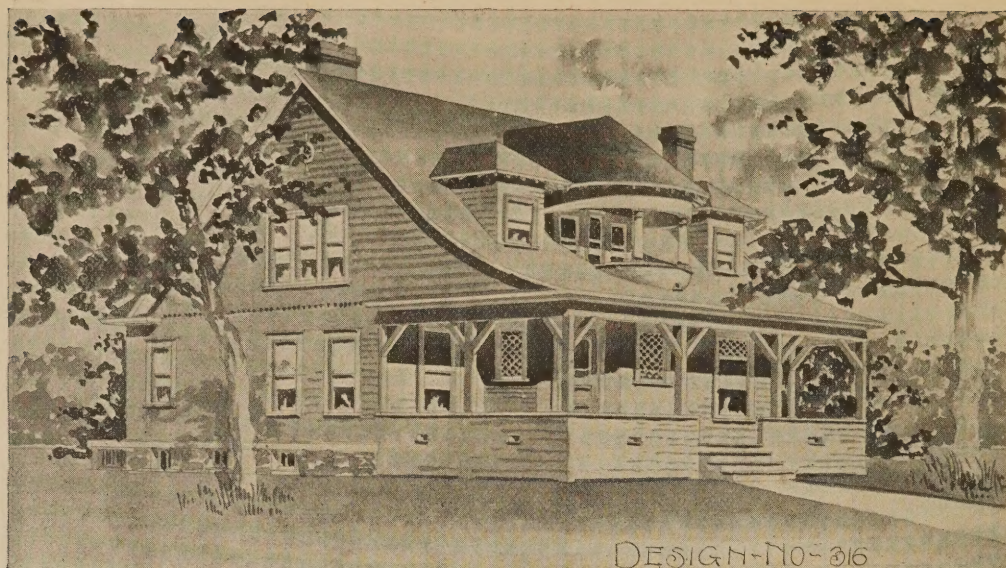
room and kitchen, where bathers' dressing rooms might be finished off were they desired.

In the dining room is a prettily planned china closet for choice china, while in the kitchen is a pantry with drawers, cupboards and shelves, besides a case for pots, kettles, etc.

In the attic three rooms are finished off with sheathing, the rest of the house is plastered. Finish is pine, poplar or cypress painted. Plumbing not included in cost.

Cost, \$1650. Width, 45 feet. Depth, 47 feet 6 in. Height of Basement, 7 feet 6 inches. First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches.





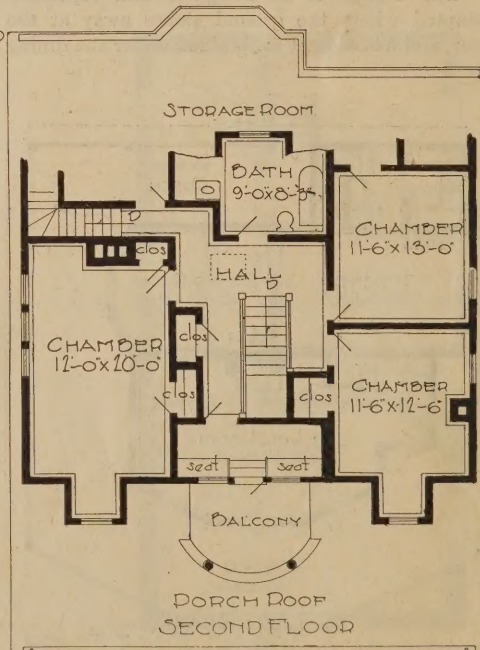
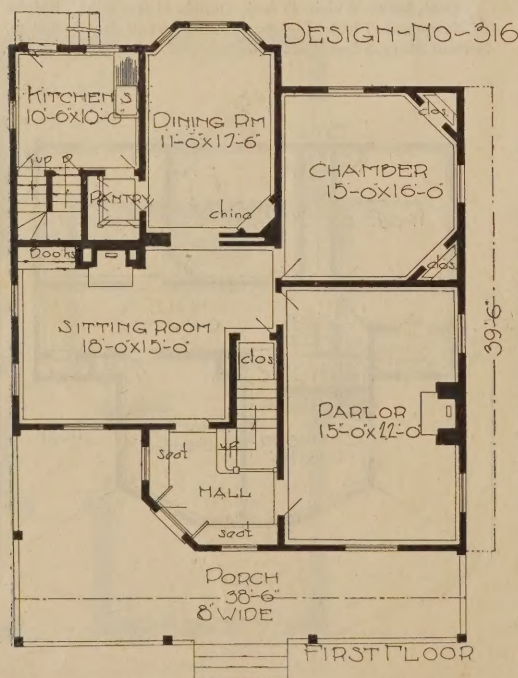
Design No. 316.

The main feature of this design is the size of the rooms, for they are, as will be noticed, unusually large. Both parlor and sitting room have fireplaces. The little hall with the seats makes an attractive den, or could be furnished up as a Turkish corner with very good effect. The staircase is very pretty and a large closet obtained underneath it.

On the second floor are three chambers and bath. At the front of the hall is a unique feature in the way of a cozy corner, which has a door leading out onto the balcony.

Some saving could be effected by the omission of the sliding door between the dining room and sitting room. Omitting the fireplace and chimney in the parlor would save about \$50. Were it desired to heat the house with stoves, it could easily be done with the two chimneys already provided. Full basement with laundry and outside cellar entrance are included in the cost. Furnace heat. Finish is of cypress, pine or poplar, painted.

Cost, \$1760. Width, 38 feet 6 inches. Depth, 45 feet. Height of Basement, 7 feet 6 inches. First Story, 9 feet 5 inches. Second Story, 9 feet 3 inches. Lowest height Second Story, 6 feet.



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—Macbeth.

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Ingle-Nook in Sitting Room of Design No. 83.

sketches for anybody, for while these studies frequently cost me much more than I receive for them, yet nevertheless, the \$5.00 payment is evidence to me that real interest and intention to build and not idle curiosity has prompted the request for a sketch. I believe if a thing is worth doing at all, it is worth doing **well**. For this reason I prefer not to receive an order than to render partial or incomplete service. I have no "cheap time" at my disposal. As a rule "cheap time" is a sure indication of **incapacity** and this means a waste and misuse of your building funds far in excess of the difference in cost to you between **competent** and **incompetent** services

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ALLOWING FOR PIPES

In setting all partitions, it is a good plan to locate all heating, plumbing and gas pipes, and set the partitions so that pipes can pass up between them without needless cutting. The gas fitter should also be required to bring his risers up in the partition, and then cross them between the joist, to the outlet in the center of the room, instead of cutting across on the tops of joists. This considerably weakens the floor support, unless this notching is very near the bearing end, in which case it is not harmful. Wall studs should be bridged once in the height of each story with a 2x4, cut in and firmly spiked. The best way is to cut in in V shape, as better nailing is thus secured.

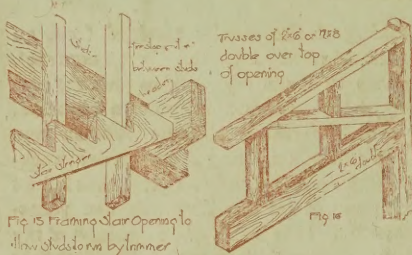


Fig. 15 Framing for Opening to Allow Stud to Run by Joist

Fig. 16

DEADENED FLOORS

Between the under, or lining floor, and the finish floor there should be laid good building paper. This, or even a felt, will not deaden a floor to any satisfactory extent. To satisfactorily deaden a floor there should be laid at least two layers of very heavy felt or matt lining, and to secure a strictly first-class job there should be double joists, one set for the ceiling and one for the floor. The floor joist should be grouted at a depth of a couple of

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